



Bloore King & Kavanagh

Sales & Lettings



2 Kingsoak Gardens

, Dudley, DY2 8AL

Offers Over £399,950



Situated in this small quiet modern development of just three houses is this beautifully presented FOUR BEDROOM DETACHED property.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, downstairs WC, lounge with bay window, wonderful spacious kitchen diner with french door to the garden, four bedrooms with ensuite to the master, family bathroom and garage.

To the front is a block paved driveway providing off road parking and to the rear is a fully enclosed garden with artificial lawn, patio seating area and planted borders. EPC: D // Council Tax Band: D



The Property
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Location
The property is situated in this lovely small development of Kingsoak Gardens consisting of just three detached properties. Dudley is a large town with plenty of amenities, schools and transport links all close by. The 13th century Dudley Castle overlooks the town, and is a Grade I listed structure. Dudley Zoo is built into the castle grounds, and houses a large collection of endangered species. There are many canals in and around Dudley, the main one being the Dudley Canal – most of which passes beneath the town in the Dudley Tunnel and is accessible only by boat because there is no towpath.

Frontage
The shared drive leads up to the three properties, all owning their own frontages. There is a blocked paved driveway to the property providing off road parking and side access gate leading to the rear garden. Ownership of the property includes the entire frontage with right of way access across the main drive for No.1.

Entrance Hall
Stairs rise to the first floor and understairs cupboard.

Downstairs Cloakroom
Low level WC, pedestal wash hand basin and window to the side. laminate floor.

Kitchen Diner
A beautifully appointed and spacious lounge diner featuring a lovely range of eye and low level units incorporating: 2 bowl sink and drainer, integrated gas hob with extractor over and integrated electric double oven. Integrated dishwasher and washing machine. Integrated fridge freezer. Window to rear and double french doors lead out to the garden. Laminate flooring.

Lounge
Bay window to the front. gas fire with feature surround.

Landing
Airing cupboard with the pressurised system tank. Window to the side. Access to the loft space which has steps and part boarding.

Master Bedroom
Window to the front.

Ensuite Shower Room
Shower cubicle, low level WC and pedestal wash hand basin.

Bedroom two
Window to the front. Laminate floor.

Bedroom Three
Window to the rear. Laminate floor.

Bedroom Four
Window to the rear.

Bathroom
A three piece suite comprising: panelled bath with shower attachment, pedestal wash hand basin and low level WC. Laminate flooring. Window to the rear.

Garage
Up and over door to the front and side access door leads out to the garden. Also accessed via a door from the entrance hall within the property. Power and light. Garage houses the boiler.

Rear Garden
A fully enclosed rear garden with artificial lawn and patio seating area. Mature planted borders with shrubs and trees.

Tenure
We are advised by the vendor that the property is freehold. The driveway leading up to the property is un-adopted. Each property owns their own frontage and there is a right of way along the main shared drive for number 1 to access their private drive. Bloore King & Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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Area Map



Floor Plans



Energy Efficiency Graph

