



22A Dawley Road, Kingswinford, DY6 9BH

BERRIMAN  
EATON



# 22A Dawley Road, Kingswinford, DY6 9BH

This is a detached bungalow which has been extensively modernised and occupies a private plot with a long gravelled driveway with gated access and an enclosed and private rear garden. The internal accommodation briefly comprises entrance hall, Lounge with Dining Area, modern fitted kitchen with integrated appliances, two double bedrooms and a stylish shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Dawley Road is a private road situated between Dudley Road (B4175) and the A491 Wolverhampton Road. The property is conveniently positioned to make use of the shops and facilities at nearby Wall Heath and Kingswinford. There is easy access to bus route which serve Wolverhampton, Dudley, Merry Hill and Stourbridge.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque side panels, radiator, loft access and storage cupboard. The LOUNGE has double glazed windows to the front, side and rear elevations with double glazed French doors opening onto the rear garden and radiator. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated appliances including ceramic hob, oven, microwave, chimney extractor, fridge, freezer, dishwasher and washing machine. There are spotlights, tiled floor, radiator, double glazed window to the side elevation and double glazed French doors onto the rear garden. The SHOWER ROOM is fitted with a shower tray with multi headed shower, vanity wash hand basin with mixer tap, low level WC, radiator, double glazed opaque window to the rear elevation, tiled floor and walls.

DOUBLE BEDROOM 1 has a double glazed walk in bay window to the front elevation, double glazed window to the side elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator.

## OUTSIDE

The property is accessed using a private gravelled DRIVEWAY which has the benefit of electronically operated double wooden gated, exterior lights and a planted foregarden with steps leading to the entrance. There is side gated access to the REAR GARDEN which has a full width paved patio area, lawn and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk

### Tettenhall Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

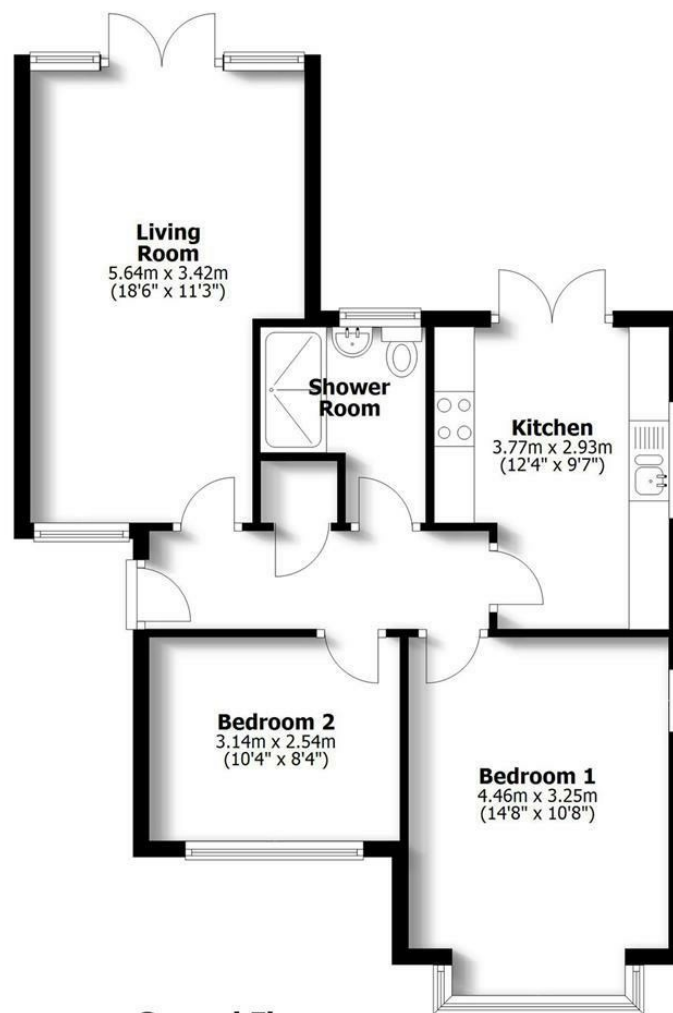
Offers In The Region Of  
£325,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 22A Dawley Road Kingswinford



**Ground Floor**

**TOTAL: 61.8sq.m. 655sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



