



Windermere Drive, Kingswinford

Offers in the Region Of £419,950

Features:

- Detached family house
- Four bedrooms
- Two reception rooms
- Modern kitchen and utility
- Family bathroom, en-suite and guest WC
- Well maintained rear garden
- Driveway and tandem garage
- EPC - TBC

Description:

This four bedroom family home, in a highly sought after area of Kingswinford, located on a spacious corner plot.

The property in brief: Entrance hall lying open to the generous dining room. The well-sized lounge has dual aspect windows, gas fire and a door leading to the rear garden. Through to the modern kitchen, which has recently replaced work tops. The kitchen benefits from an integrated Bosch electric hob and oven, as well as a fridge and dishwasher. Following on from the kitchen is a utility, with a sink and space for a washing machine. There is also a guest WC, which has been refitted with a Vanity Hall suite, and offers a cloakroom space.

Upstairs: The master bedroom benefits from fitted wardrobes, and an extended en-suite with a Utopia suite. Double bedroom two also benefits from fitted wardrobes. There is a further double bedroom three, currently used as a home office, and a well-proportioned bedroom three which has been purposed as a dressing room.

Outside: The sunny aspect rear garden has been well maintained, and offers a patio area followed on by lawn. There is also a bespoke shed to the side, and double doors accessing the garage. To the front is a driveway for several cars, as well as a double tandem garage with an electric up and over door. The garage offers space for two fridge/freezers, and house the recently replaced Worcester Bosch boiler. The front garden has been maintained to a high standard, and extends around the side of the property.

This property is well situated for families due to its close proximity to local schooling for all ages. Local shops and amenities can be accessed in Kingswinford, with further access in the nearby Wordsley and Stourbridge. For commuters, there are road links to Wolverhampton, Birmingham, Merry Hill and Stourbridge.



Details:

Entrance Hall

Dining Room

8' 8" x 11' 2" (2.64m x 3.40m)

Lounge

20' 1" x 12' 9" (6.12m x 3.88m)

Kitchen

12' 1" x 8' 8" (3.68m x 2.64m)

Utility

4' 9" x 5' 3" (1.45m x 1.60m)

WC

4' 8" x 5' 3" (1.42m x 1.60m)

Master Bedroom

11' 7" x 11' 4" (3.53m x 3.45m)

En Suite

7' 2" x 6' 5" (2.18m x 1.95m)

Bedroom Two

10' 2" x 8' 0" (3.10m x 2.44m)

Bedroom Three

9' 6" x 8' 9" (2.89m x 2.66m)

Bedroom Four

8' 0" x 8' 2" (2.44m x 2.49m)

Bathroom

5' 0" x 9' 1" (1.52m x 2.77m)

Garage

38' 2" x 8' 2" (11.62m x 2.49m)

EPC Rating:

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



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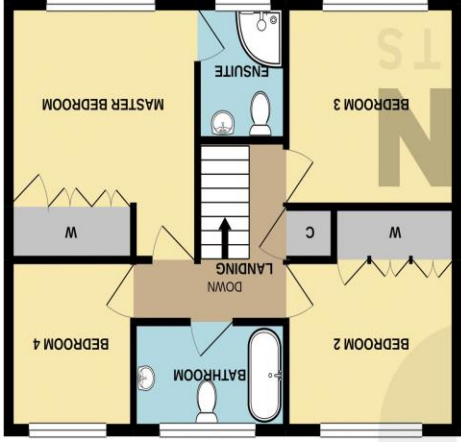
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GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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