



Woodlawn Grove, Kingswinford, DY6 9QE

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Occupying an envious corner position within one of Kingswinford's premier addresses, stands this beautifully presented and substantially extended four bedroom dormer bungalow, which offers potential buyers an expansive private rear garden, together with spacious bedrooms and an abundance of living space. Approached via a quiet cul-de-sac and opening out to a generous sized driveway, the ground floor accommodation comprises: entrance porch, open reception hall with oak staircase, impressive lounge with log burning stove and patio doors to the rear garden, stunning open plan kitchen family room with island and bi folding doors leading to the garden, separate utility room, study, WC, master bedroom with modern fitted en suite shower room and a further double bedroom with en suite shower room. To the first floor there is a gallery landing with useful eaves storage, two further double bedrooms and a modern fitted bathroom. With access via patio doors from the lounge, kitchen and reception hallway, this gorgeous private rear garden which has been beautifully maintained offers buyer the perfect haven to entertain and unwind, with a private patio area and large lawn beyond, together with a pergola which is well positioned for a Hot Tub. The garden has gated access to both sides of the property and there is also a detached double garage with electric door leading from the driveway. This lovely family home is conveniently located within walking distance of sought after schools, parks and Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers.





Front Of The Property

With an expansive tarmac driveway with paved border, there are decorative shrubs and slate, gated access to both sides of the property, double glazed door leading to the porch and an electric up and over door leading to the double garage.

Porch

With a double glazed door to front, double glazed windows and a double glazed composite door to entrance hall.

Reception Hall

With access from the porch this inviting reception hall has an oak staircase with glass balustrades, two storage cupboards, laminate floor, double glazed doors to the rear garden, double glazed window to rear, doors to rooms and opening to the open plan kitchen family room.

WC

With a door from the entrance hall, WC and wash hand basin.

Lounge

18'8" x 17'8"

With a door from the entrance hall this impressive lounge has double glazed patio doors to the rear garden, log burning stove, double glazed window to side and two central heating radiators.

Bedroom One

14'5" x 12'9"

With a door from the entrance hall, door to en suite, two double glazed windows to front and a central heating radiator.

En Suite

With a door from bedroom one this modern fitted en suite has a shower cubicle with waterfall shower head, jets and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed windows to front and side, recessed spotlights, extractor fan, laminate floor and a heated towel rail.



Bedroom Two

11'9" x 11'1"

With a door from the entrance hall, door to en suite, double glazed window to front and a central heating radiator.

En Suite

With a door from bedroom two this modern fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to side, recessed spotlights, extractor fan, part tiled walls and a chrome heated towel rail.

Study

9'10" x 8'2"

With a door from the entrance hall, double glazed window to side and a central heating radiator.

Utility Room

With a door from the the entrance hall, fitted work surfaces, one and a half sink and drainer, plumbing for washing machine, space for appliances, double glazed window to side, laminate floor and a central heating radiator.

Opening Plan Kitchen Family Room

24'7" x 19'8"

With a door from the entrance hall this stunning open plan kitchen family room is fitted with a range of soft close wall and base units, work surfaces with splashback, island with breakfast bar and induction hob, electric oven, microwave oven, integrated dishwasher and wine chiller, sink and drainer, double glazed bi fold doors to side leading to the rear garden, double glazed windows to front and rear, laminate floor, double glazed door leading to the front of the property, loft access, recessed spotlights, a column style central heating radiator and further central heating radiator.

Landing

With stairs from the entrance hall this lovely gallery landing has useful eaves store, double glazed window to rear, skylight window, doors to rooms and a central heating radiator.



Bedroom Three

14'1" x 12'5"

With a door from the landing, double glazed window to rear and a central heating radiator.

Bedroom Four

11'9" x 9'10"

With a door from the landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door from the landing, bath with shower over, double glazed window to rear, WC, wash hand basin, recessed spotlights and a heated towel rail.

Garage

17'4" x 16'4"

With an electric up and over door to front, double glazed windows to side, power and light.

Garden

With access via patio doors from the lounge, kitchen and reception hallway this gorgeous private rear garden which has been beautifully maintained offers buyer the perfect haven to entertain and unwind. There is a private patio area with large lawn beyond which is bordered with mature trees, shrubs and plants, there is a pergola which is well positioned for a Hot Tub, various seating and decked areas, raised sleeper beds and gated access to both sides of the property.

GROUND FLOOR
1725 sq.ft. (160.3 sq.m.) approx.

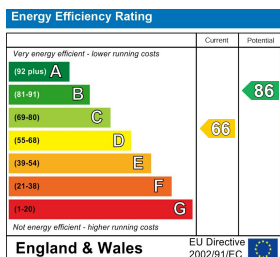
1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.

2ND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 2596 sq.ft. (241.2 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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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