



Cot Lane, Kingswinford, DY6 9SB

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## Cot Lane, Kingswinford, DY6 9SB

Hunters Exclusive are proud to offer this extensively extended and immaculately presented four bedroom semi detached family home, which offers potential buyers a fantastic blend of cosy living space, spacious bedrooms and a stunning open plan family kitchen opening out to a fabulous private rear garden. Located in the heart of Kingswinford and on the doorstep of Cot Lane park, this gorgeous family home is conveniently located within walking distance of sought after schools and Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers. To the ground floor the property comprises, entrance porch, welcoming entrance hall with glass balustrade, bay fronted lounge, sitting room which opens to a stunning open plan family kitchen with glass lantern and aluminium bi folding doors leading to the rear garden, separate utility room and a beautifully fitted ground floor shower room. To the first floor off a spacious landing there is a master bedroom with dressing room and modern fitted en suite, three further bedrooms all with fitted wardrobes and a fully fitted modern family bathroom. Set behind gates, to the front of the property is a generous sized driveway with an electric roller door leading to the garage and gated side access leading to a well maintained and private rear garden with two patio areas and a fully fitted summerhouse with WC. This 'turn key' home is perfect for those growing families who love to entertain, whilst Cot Lane is also on the doorstep of open countryside.





### **Front of the Property**

Set behind double gates, to the front of the property is a private driveway with a paved boarder, gated side access, electric roller up and over door to the garage and an oak door leading to the porch.

### **Entrance Porch**

7'10" x 4'3"

With an oak door from the front of the property and an opening leading to the reception hall, tiled flooring, two double glazed windows to the front and recess spotlights.

### **Reception Hall**

14'5" x 6'2"

With an opening from the entrance porch, tiled flooring, stairs leading to the first floor landing with glass balustrade, recess spotlights and a central heating column radiator.

### **Lounge**

13'5" (into bay) x 10'5"

With a door from the reception hall, a double glazed window to the front, recess spotlights and a central heating column radiator.

### **Sitting Room**

16'4" (into bay) x 10'5"

With a door from the reception hall, a double glazed bay window to the front and a double glazed window to the side, recess spotlights, opening leading to the kitchen family room, Karndean flooring and a central heating column radiator.

### **Open Plan Kitchen Family Room**

28'6" x 27'6"

With an opening from the sitting room and a door from the reception hall this stunning open plan kitchen family room has a fully fitted kitchen with high gloss wall and base units, quartz work surfaces over with tiled splashbacks, centre kitchen island with breakfast bar, integrated oven and further microwave oven, a coffee machine, two warming drawers, an induction hob with extractor fan over, integrated dishwasher, space for an American fridge/freezer, inset sink and drainer, aluminium bi fold doors leading to the rear garden, glass lantern, a door leading to the utility room, recessed spotlights, Karndean flooring and three central heating radiators.



### **Utility Room**

11'5" x 10'5"

With a door from the kitchen this useful utility room is fitted with a range of wall and base units, work surface with matching upstands, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, double glazed windows to the side and rear, Karndean flooring, cupboard housing central heating boiler, oak door leading to the rear garden, further doors to the shower room and garage, recess spotlights and two central heating column radiators.

### **Shower Room**

11'9" x 7'6"

With a door from the utility room this gorgeous shower room is fitted with a walk in shower cubical with a waterfall shower head and a separate shower attachment, WC, wash hand basin set into vanity, heated towel rail, part tiled walls, tiled flooring, recess spotlights, extractor fan and a central heating column radiator.

### **Landing**

With stairs from the reception hall, glass balustrade, a double glazed window to the front, doors to various rooms and a column central heating radiator.

### **Bedroom One**

15'8" x 11'5"

With an opening from the dressing room this impressive master bedroom has a double glazed window to the side, bi fold windows to the rear and a central heating radiator.

### **En Suite**

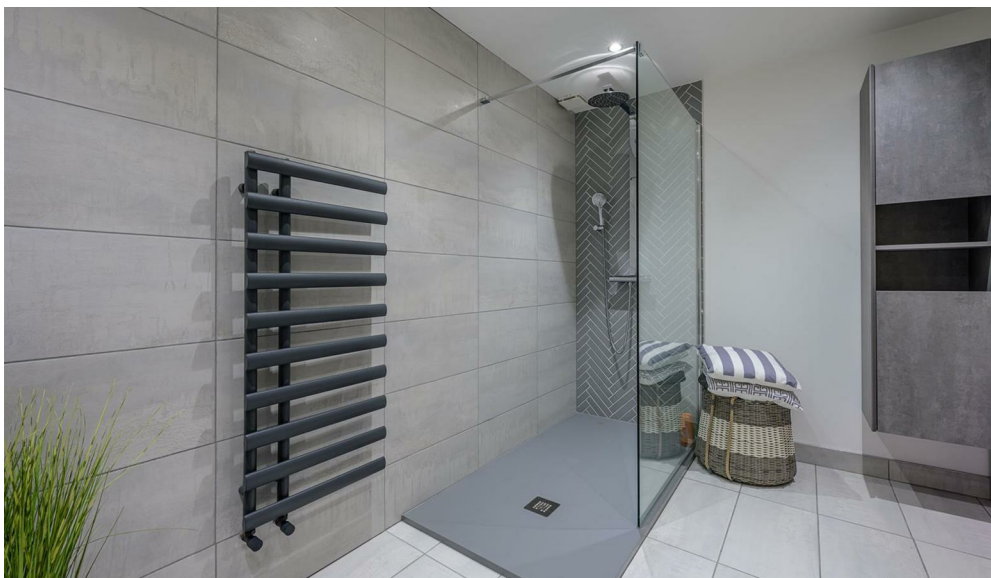
11'1" x 3'11"

With hidden doors from the dressing room this modern en suite has a walk in shower cubicle with a waterfall shower head and a separate shower attachment, a WC, a wash hand basin, part tiled walls, tiled flooring, a double glazed window to the front, recess spotlights, an extractor fan and a central heating column radiator.

### **Dressing Room**

With a door from the first floor landing, fitted wardrobes, hidden doors leading to the en suite, an opening leading to bedroom one, double glazed window to the side, recess spotlights and a central heating radiator.





#### **Bedroom Two**

13'9" + wardrobes x 10'2"

With a door from the first floor landing, built in wardrobes, a double glazed window to the rear and a central heating radiator.

#### **Bedroom Three**

13'1" x 10'2"

With a door from the first floor landing, a double glazed window to the front, fitted wardrobes and a central heating radiator.

#### **Bedroom Four**

11'1" x 8'10"

With a door from the first floor landing, a double glazed window to the front, three built in wardrobes and a central heating radiator.

#### **Family Bathroom**

13'9" x 6'2"

With a door from the first floor landing this gorgeous family bathroom has a bath with shower attachment, a shower cubicle with a waterfall shower head and a separate shower attachment, WC, his and hers wash hand basins set into vanity, tiled flooring, part tiled walls, recess spotlights, a double glazed window to the rear, extractor fan and a central heating column radiator.

#### **Garage**

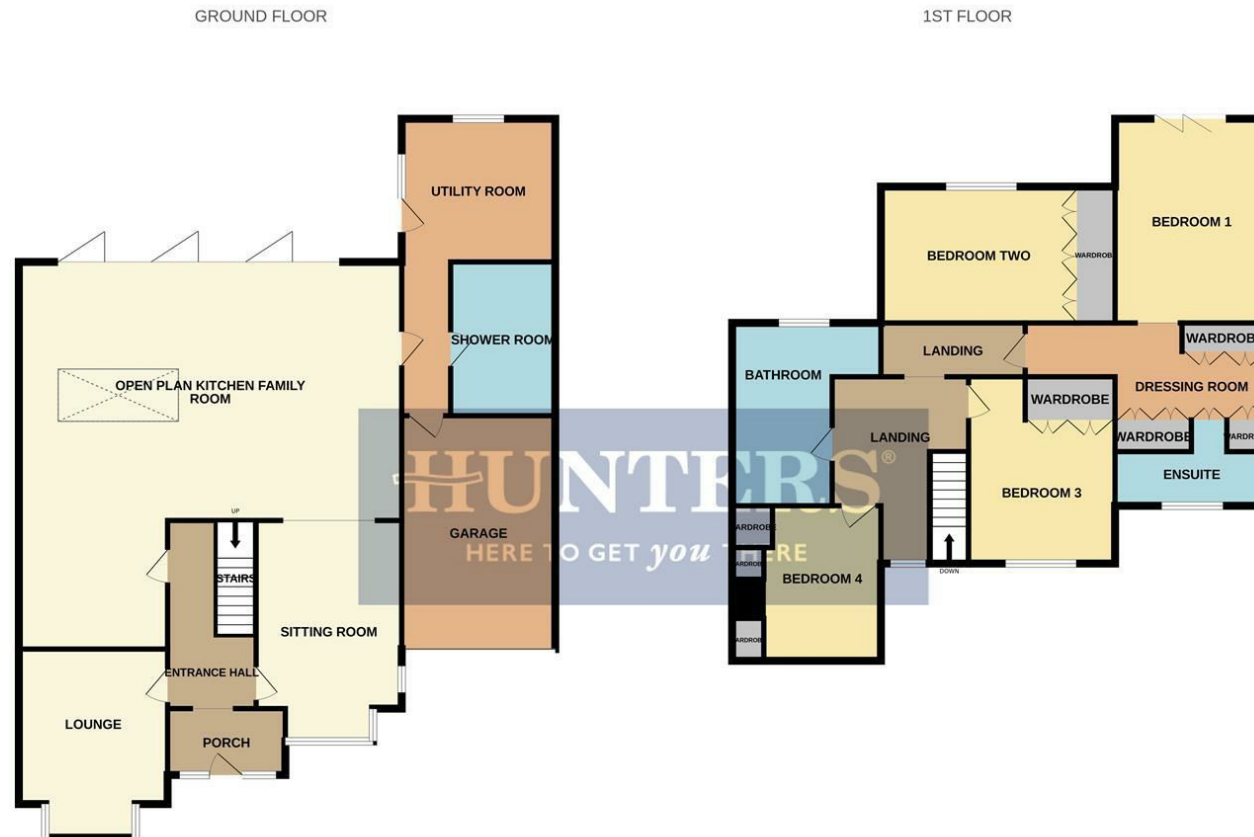
18'4" x 11'5"

With an electric roll up and over garage door to the front of the property, fitted wall and base units, recess spotlights, power and lighting, a water supply and a door leading to the utility room.

#### **Garden**

With aluminium bi fold doors leading from the kitchen family room, this well maintained private rear garden has a patio seating area with large lawn beyond which is bordered with mature shrubs and plants, a further patio seating area to the rear of the garden and a fully fitted summer house with power, lighting and an additional WC.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing Arrangements

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

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