



Broad Street, Kingswinford, DY6 9LP

BEAUTIFULLY PRESENTED SIX BEDROOM DETACHED FAMILY HOME | STUNNING OPEN PLAN KITCHEN DINING ROOM WITH BI FOLDING DOORS | LANDSCAPED LOW MAINTENANCE PRIVATE REAR GARDEN | TWO MODERN FITTED EN SUITE SHOWER ROOMS

MODERN FITTED FAMILY BATHROOM | SPACIOUS L SHAPED LOUNGE | UTILITY ROOM AND GROUND FLOOR CLOAKROOM | GROUND FLOOR STUDY AND OFFICE

Offers Over: £425,000

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HERE TO GET *you* THERE

Broad Street, Kingswinford, DY6 9LP

This beautifully presented six bedroom detached family home comprises: entrance hall, l-shaped lounge, stunning open plan kitchen dining room with aluminium bi folding doors leading to the rear garden, study, office, utility room, ground floor cloakroom, landing, six bedrooms, two modern fitted en suite shower rooms, modern fitted family bathroom, landscaped low maintenance private rear garden with side and a driveway. This property is ideally located within walking distance of Kingswinford village and benefits from being within the catchment area for popular local primary and secondary schools.

FRONT OF THE PROPERTY

To the front of the property there is a tarmacadam driveway with paved border, gate to the left hand side with a path leading to the rear garden, there is another gate to the right which provides access to the utility room, double glazed composite door leading to the entrance hall.

ENTRANCE HALL

With a double glazed composite door leading from the front, double glazed window to front, storage cupboard, double doors to lounge, stairs to the first floor landing and a central heating radiator.



L-SHAPED LOUNGE

5.7m (18' 8") x 5.6m (18' 4")

With double doors leading from the entrance hall and open to the kitchen dining room, decorative fire surround, doors to various rooms, double glazed window to side, air conditioning and two central heating radiators.



KITCHEN DINING ROOM

5.51m (18' 1") x 3.61m (11' 10")

Open from the lounge this open plan kitchen dining room is fitted with a range of wall and base units, work surfaces with tiled splash back, two double ovens, induction hob, integrated full length fridge and freezer, one and a half sink and drainer, aluminium bi fold doors to leading to the rear garden, recessed spotlights and a central heating radiator.



STUDY

4.8m (15' 9") x 2.5m (8' 2")

With a door leading from the lounge, double glazed window to front and a central heating radiator.



OFFICE

2.3m (7' 7") x 2.2m (7' 3")

With a door leading from the lounge and a central heating radiator.



UTILITY ROOM

5.3m (17' 5") x 1.1m (3' 7")

With a door leading from lounge and having fitted work surfaces, plumbing for two washing machines, space for three further appliances, door to front, door to cloakroom, tiled floor and a central heating radiator.



CLOAKROOM

With a door leading from the utility, WC, wash hand basin, double glazed window to rear, tiled floor and part tiled walls.



LANDING

With stairs leading from the entrance hall, recessed spotlights, cupboard housing boiler, further storage cupboard, double glazed window to side, loft access, air conditioning unit and doors to various rooms.



BEDROOM ONE

3.7m (12' 2") x 2.9m (9' 6")

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



EN SUITE

With a door leading from bedroom one, walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled walls, recessed spotlights, extractor fan and a central heating radiator.



BEDROOM TWO

3.7m (12' 2") x 2m (6' 7")

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



EN SUITE

With a door leading from bedroom two, walk in shower, WC, wash hand basin, tiled walls, extractor fan and a central heating radiator.



BEDROOM THREE

3,0.99m (3' 3") x 2.21m (7' 3")

With a door leading from the landing, double glazed window to front, storage cupboard, recessed spotlights and a central heating radiator.



BEDROOM FOUR

2.5m (8' 2") x 2.01m (6' 7")

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



BEDROOM FIVE

2.5m (8' 2") x 2m (6' 7")

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



BEDROOM SIX

2.5m (8' 2") x 1.8m (5' 11")

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

BATHROOM

With a door leading from the landing, double glazed window to front, walk in shower cubicle, WC, wash hand basin, recessed spotlights, tiled walls, recessed spotlights and a central heating radiator.



GARDEN

With aluminium bi fold doors from the kitchen dining room this recently landscaped and low maintenance private rear garden has a patio area with artificial lawn and gate to side providing access to the front of the property.



OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 15:00



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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