






## Silver House

Kingswinford, DY6 9JG

Andrew Grant

# Silver House

Summerhill, Kingswinford, DY6 9JG

4  2  3 

A remarkable family residence, boasting chic interiors and an exceptional kitchen dining family room, situated in the highly desirable Kingswinford.

## Key features

- Remarkable detached home
- Extensive kitchen dining family room
- Cosy snug
- Utility room and cloakroom
- Office / boot room
- Four spacious double bedrooms
- Master bedroom with en-suite
- Expansive rear garden
- Ample driveway parking
- Garage / storage area

Freehold / 2,137 sq ft





## Driveway

The property is accessed via a sweeping driveway that leads to two individually constructed homes. Silver House is situated to the right, offering ample parking space for multiple vehicles. Adjacent to the parking area is a garage and alongside is a gate

providing access to the rear of the property. Well-established hedgerows and panel fencing enclose the front of the property. An open oak canopy, featuring a pitched roof and recessed lighting guides you to the front entrance door.



## Living Room

Upon entry, a welcoming hallway boasts contemporary tiled flooring, multiple storage cupboards and a staircase ascending to the first-floor accommodation. Adjacent to the hallway, a spacious living room features parquet-style flooring.

The focal point of the room is a log-burner set within a brick fire surround, topped with a wooden mantle. A contemporary wall-mounted radiator adds style and glazed oak bifold doors open to reveal a stunning kitchen dining extension.



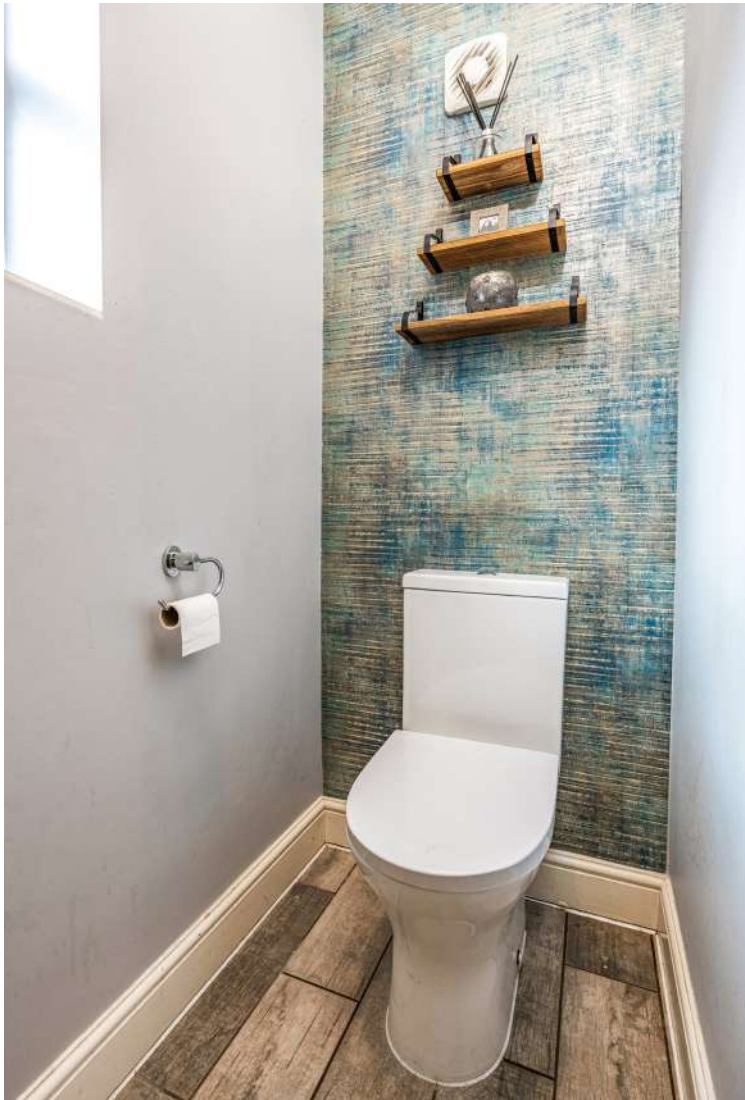
### **Kitchen Dining Family Room**

Originally extended in 2018, this open plan kitchen has been beautifully designed and boasts matching shaker-style wall, base and drawer units, complemented by soft-closing and quartz work surfaces. It features a one and a half bowl sink

unit with a mixer tap. Integral appliances include a dishwasher, fridge and freezer. Additionally, there is a pull-out larder unit and an integral bin store, along with microwave space and provision for a Rangemaster-style cooker with an extractor fan.



Tiled flooring extends throughout this area, which also accommodates a window overlooking the rear elevation. There is ample space for a sizeable dining table and chairs. Bi-fold doors seamlessly connect the kitchen to the rear garden and a further door leads to the adjoining utility room.



## Utility Room

This practical space offers room for domestic appliances, equipped with a stainless-steel sink unit featuring a drainer and mixer tap. It also houses a wall-mounted Ideal boiler and features complementary work surfaces and tiled flooring. A door leads to the ground floor cloakroom, which features

a white suite consisting of a low-level WC and an enclosed washbasin with a mixer tap. An obscure-glazed window to the rear elevation provides natural light. A further door from the utility room leads to the office. This quiet area is ideal for working from home.



## Snug

Located towards the front of the property, the cosy snug serves as a playroom, adorned with parquet-style flooring, a charming fire surround and a bay window overlooking the front elevation.





## Master Bedroom

Ascending from the hallway, the staircase leads to the first-floor landing. From here, you have access to the loft and a convenient storage cupboard with shelving. The first door leads

to the impressive master bedroom, situated at the rear of the property and features built-in wardrobes with mirrored sliding doors. A window provides pleasant views of the rear garden.



### En-Suite Shower Room

Accompanying the master bedroom is a stylish ensuite, including a white suite comprising a low-level WC, an enclosed washbasin with a mixer tap and a curved shower cubicle.



There is an extractor fan, a tall wall-mounted chrome towel radiator and complementary tiling to the flooring and metro style tiling to the splashbacks.



### Bedrooms Two, Three and Four

The remaining three bedrooms are all generously sized double rooms, making this property an ideal choice for a family home. Each bedroom has an abundance of natural light from their respective windows.



## Bathroom

This elegantly styled house bathroom features a white suite consisting of a low-level WC, an enclosed washbasin with a vanity unit and mixer tap. Additionally, there is a freestanding bath with a shower attachment to the mixer tap, as well as a separate

shower cubicle. There is tiled flooring and complementary metro style tiling to partial walls. Further features include an extractor fan, a wall-mounted chrome towel radiator and an obscure glazed window overlooking the rear elevation.



## Garden

The rear garden is a standout feature of this property, offering a paved area perfect for alfresco dining and entertaining, as well as an expansive lawn enclosed by panel fencing. Courtesy lighting and an outside water tap add convenience.



Beyond the garden, conifers provide privacy. Additionally, there is another garden area suitable for a children's play area or for growing vegetables, accompanied by a timber-framed garden shed.



### **Location**

Kingswinford offers residents a harmonious blend of suburban tranquillity and modern conveniences. With its array of amenities including shops, restaurants and entertainment venues, the town caters to diverse tastes.

Families will appreciate the presence of exceptional educational institutions like St. Mary's C of E Primary School and Kingswinford Academy, guaranteeing top-tier education for children of all ages. Moreover, Kingswinford hosts a vibrant community of sports enthusiasts, with its popular rugby club and golf centre offering abundant recreational opportunities.

Benefiting from superb transport connectivity, Kingswinford boasts easy access to the A491, facilitating seamless travel to neighbouring towns and cities. Complemented by regular bus services, the town ensures hassle-free commutes. Additionally, its proximity to major motorways enables swift access to key destinations across the Midlands and beyond.

### **Services**

Mains gas, electricity, water and drainage.

Security alarm system.

Broadband is available at this property.

**Council Tax - Band F**

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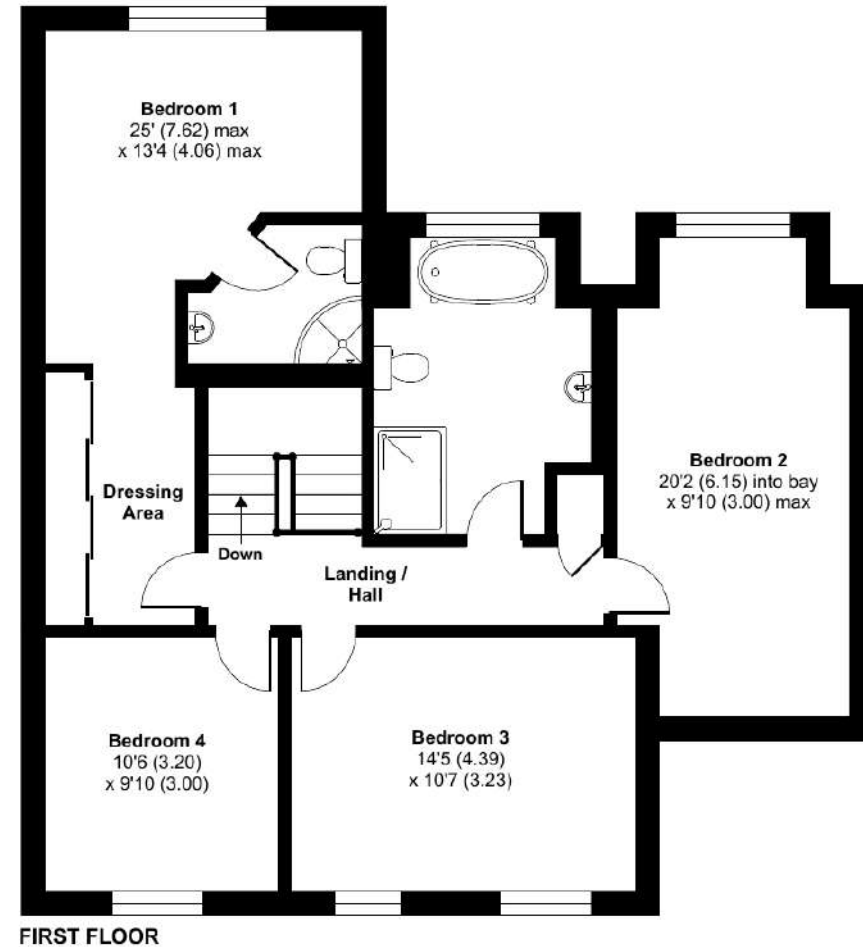
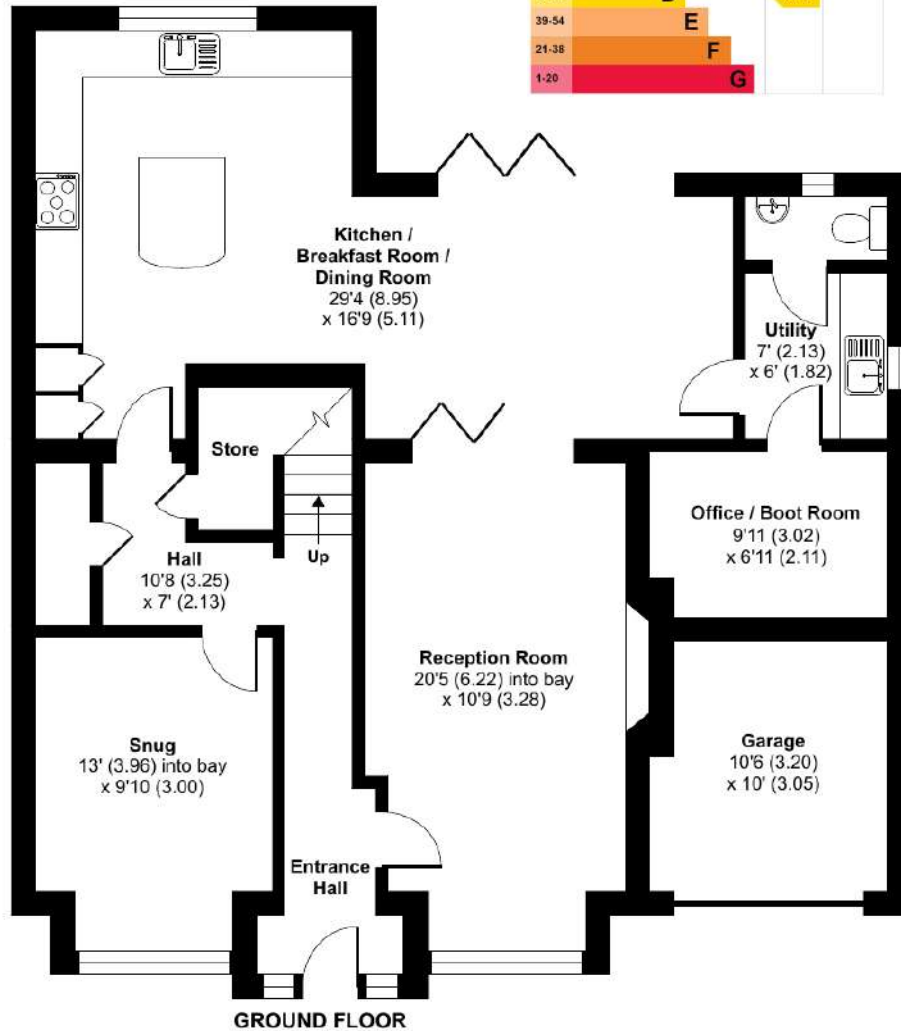
Approximate Area = 2037 sq ft / 189.2 sq m

Garage = 100 sq ft / 9.3 sq m

Total = 2137 sq ft / 198.5 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1107424



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