



Kingswinford

25 Prosper Meadow,
West Midlands, DY6 8BA

ANDREW COLE
ESTATES

Kingswinford,

£345,000

25 Prosper Meadow,
West Midlands, DY6 8BA

An exceptional three bedroom detached home in a truly excellent position offering an outlook over St. Mary's Church grounds. Situated at the end of a lovely cul-de-sac, this outstanding house has plenty of curb appeal, set behind a sweeping block paved driveway with landscaped fore gardens.

There is a side entrance, in turn, leading to exceptional level landscaped rear gardens which are very well stocked and offer a high degree of privacy.

Internally, the property has undergone a wealth of refinements, including a re-fitted kitchen with integrated appliances, a master bedroom with en suite shower room. There are two further generous bedrooms, a superb house bathroom, huge side garage, large utility, workshop or homeworking space which has further potential to be additional bedrooms or separate accommodation to meet generational living standards. The property has central heating and PVCu double glazing.





It goes without saying that this property is a must for an early viewing, a rare and exciting opportunity in an established and very popular residential location, within minutes of Kingswinford town centre, good schools, yet set in a peaceful and safe location.

EPC: D68

Council tax is Band D with Dudley MBC

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE (FRONT)

15' 1" x 12' 1" (4.59m x 3.68m)

DINING KITCHEN (REAR)

15' 1" x 11' 4" (4.59m x 3.45m)

Re-fitted kitchen with integrated appliances

LARGE UTILITY

18' 2" x 7' 4" (5.53m x 2.23m)

WORK SPACE/STORE

14' 7" x 7' 9" (4.44m x 2.36m)

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM (FRONT)

11' 9" x 9' 4" (3.58m x 2.84m)

With EN SUITE off

EN SUITE SHOWER ROOM

Off master bedroom



BEDROOM NO. 2 (REAR)
10' 9" x 8' 9" (3.27m x 2.66m)

BEDROOM NO. 3 (REAR)
10' 8" x 6' 8" (3.25m x 2.03m)

HOUSE BATHROOM (SIDE)
6' 11" x 5' 4" (2.11m x 1.62m)

OUTSIDE

LARGE GARAGE
13' 5" x 7' 5" (4.09m x 2.26m)

REAR GARDEN

BLOCK PAVED DRIVEWAY TO
FRONT ELEVATION AND LANDSCAPED
FORE GARDEN

THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

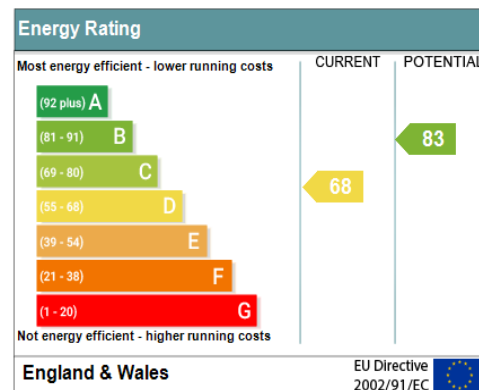
Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00







Address: 25 Prosper Meadow, KINGSWINFORD, DY6 8BA
RRN: 0300-2286-0410-2604-5161



SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY

MISDESCRIPTONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING

REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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