



**Connells**

The Village  
Kingswinford



# The Village Kingswinford DY6 8AY

for sale offers over  
**£400,000**



## Property Description

AN IMPRESSIVE DETACHED RESIDENCE OCCUPYING A CORNER POSITION IN A MUCH SOUGHT AFTER UL-DE-SAC IN KINGSWINFORD VILLAGE. NEXT TO ST MARY'S CHURCH. HUGE PLOT WITH VAST POTENTIAL TO MAKE IT AN EVEN MORE STUNNING FAMILY HOME. AVAILABLE WITH NO UPWARD CHAIN DELAY.

## To The Front

Driveway to the front providing off road parking and side access to the rear.

## Entrance Porch

Double glazed entrance porch and door to entrance hallway.

## Entrance Hallway

Entrance hallway with stairs to first floor landing, radiator and doors to;

## Lounge

14' 3" x 11' 11" ( 4.34m x 3.63m )  
Double glazed window to the front elevation and radiator.

## Dining Room

13' 10" x 7' ( 4.22m x 2.13m )  
Double glazed window to the front elevation and radiator.

## Sitting Room

11' 10" x 9' 9" ( 3.61m x 2.97m )  
Patio doors to the rear garden and radiator.

## Kitchen

13' 3" x 5' 10" ( 4.04m x 1.78m )  
Double glazed windows to the rear and side elevation and double glazed door to the rear, a range of wall and base units and worktops with a stainless steel sink/drainers.

## Breakfast Room

8' 7" x 7' 11" ( 2.62m x 2.41m )  
With doorway to kitchen

## Bedroom Four

11' 2" x 8' 7" ( 3.40m x 2.62m )  
Double glazed windows to the side and rear elevation and radiator.

## Inner Hall

Doors to dining room, kitchen, wc and shower room.

## Cloakroom/Wc

Low flush wc.

## Shower Room

Shower cubicle.

## Landing

Doors to bedrooms and bathroom

## Bedroom One

11' 11" x 9' 5" ( 3.63m x 2.87m )  
Double glazed window to the rear elevation and radiator.

## Bedroom Two

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Double glazed window to the front elevation and radiator

## Bedroom Three

13' 9" x 7' 7" ( 4.19m x 2.31m )  
Two double glazed windows to the front elevation and two radiators.

## Bedroom Five/Study

9' 1" x 7' ( 2.77m x 2.13m )  
Double glazed window to the rear elevation and radiator.

## Bathroom

Double glazed window to the side elevation and suite comprising; bath, wash hand basin, wc and radiator.

## Rear Garden

A patio area leads to the substantial lawn with flower and shrub borders.

## Shed/Summerhouse

Shed/summerhouse with power and lighting. Potential home office.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: D**

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Tenure: Freehold



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