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11 Highview Drive
Kingswinford

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11 Highview Drive, Kingswinford, West Midlands, DY6 8HT

A well presented 3 Bedroom Detached property located in a popular address in Kingswinford. This surprisingly spacious family home offers flexible accommodation throughout with two separate reception rooms to the ground floor as well as a spacious Kitchen. To the first floor, there is a modern family Bathroom and three good size Bedrooms, making this an ideal property for a growing family. Further to this, the property boasts a low maintenance rear Garden with delightful views overlooking the local area, there is gas central heating and ample off road parking with Garage. Being conveniently situated in a quiet cul-de-sac with amenities and public transport links just a short walk away and also being in the catchment area for a number of reputable schools.

Accommodation is over two floors and briefly comprises; Reception Hall with wc off, Lounge with gas fire, Dining room, Kitchen, Garage with dedicated Utility area within, Landing, 3 Bedrooms, family Bathroom and private rear Garden.

OVERALL A QUALITY FAMILY HOME, READY TO MOVE INTO. INTERNAL INSPECTION ADVISED!



On approach, you are greeted by a tarmac driveway with decorative lawned area to the side. Paved steps lead down to the front door. On entrance to the property, the composite front door leads into the inviting Reception Hall which has a useful wc off and a door leading through to the Lounge. The Lounge has a gas fire with feature surround, stairs to the first floor Landing and a door gives access through to the Dining room. The Dining room has a useful under-stairs storage cupboard, French doors giving access out to the rear Garden and a further door leads through to the Kitchen.

The Kitchen is fitted with a range of wooden units with laminate worktops that incorporate an inset sink and drainer, inset gas hob with extractor fan above, there is a built in electric oven and space for a dishwasher and fridge/freezer. Further to this, there is a door leading to the side access.

The Garage has an up and over door to the front, power points, lighting, loft hatch access and a dedicated Utility area with space for a washing machine and tumble dryer. In addition, the Garage also houses the 'Worcester Bosch' gas central heating boiler and there is a door to the side that gives access to the side access/Garden.



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To the first floor, the Landing has useful loft hatch access, storage cupboard off and doors to;

The Master Bedroom and third Bedroom are located to the rear of the property and both benefit from stunning far reaching views of the local area. The second Bedroom is located to the front of the property.

The family Bathroom is fitted with a white suite comprising; wc and basin unit with storage beneath, and bath with electric shower over.

Externally, the property enjoys a private rear Garden with delightful views. There is a paved patio area with extensive lawned area beyond, secure gated side access and there is an outside tap and lighting.



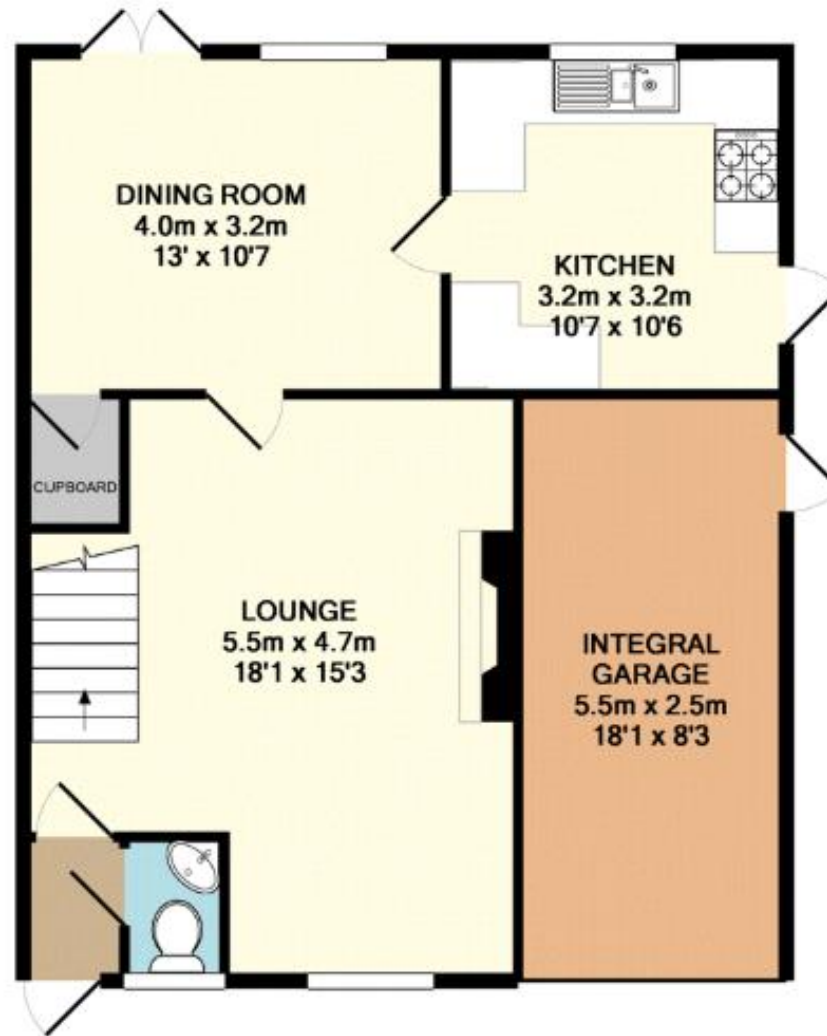
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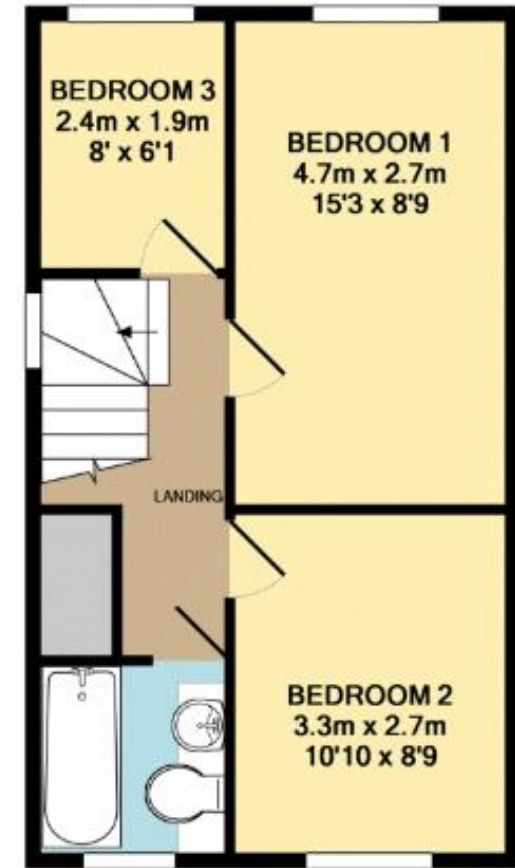


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 62.6 SQ.M.
(674 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(386 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.5 SQ.M. (1060 SQ.FT.)

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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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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