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**The Knoll**  
Kingswinford

## 29 The Knoll, Kingswinford DY6 8JT

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This much improved, well presented Dormer style Detached property provides surprisingly spacious and flexible 3 or 4 Bedroom Family accommodation in a mature setting with large Rear Garden.

The Knoll is a sought after address, well placed for amenities and the property is set back beyond a landscaped fore garden having wide frontage with laurel hedge, raised gravelled garden with retaining wall and shrub planting, impressive large Driveway providing off road parking and further gravelled area with shrub planting.

With gas central heating, UPVC double glazing and comprising: Porch, Hall, Ground Floor Bathroom with shower, Through Lounge, Separate Dining Room, Sitting Room/Bedroom 4 (on ground floor), Refitted Breakfast/Kitchen, Landing, 3 Excellent Bedrooms (Master with refitted En-Suite) and Garage/Utility.

OVERALL THIS A PROPERTY WELL WORTH INSPECTION TO FULLY APPRECIATE ITS SIZE, LAYOUT AND POSITION. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor there is a wide Porch Entrance having UPVC double glazed door and top opening windows, laminate floor and timber single glazed door opening to the Reception Hall with stairs off to 1<sup>st</sup> Floor, Cloaks Store, fixed window to Porch and laminate floor.

The Ground Floor Bathroom is in 2 parts with shower cubicle having side screen/screen door and Mira shower, extractor, tiled floor, recessed ceiling lights and arch leading through with corner bath, wc, basin, tiled floor, recessed ceiling lights, part tiling and Store (below stairs).

There is a generous size through Lounge with feature mantel fireplace having hearth and inset fire, 3 windows to front, UPVC double glazed rear doors/side screen to rear garden and wide archway opening to the rear Dining Room having laminate floor, side window and UPVC double glazed rear doors/side screen to rear garden.

A door leads off to the separate Sitting Room/Bedroom 4 being a double size with front window having shutters and laminate floor.

The Breakfast Kitchen has been refitted and includes a range of shaker style wall/base cupboards, contrasting quartz worktops and upstands, sink and mixer tap, breakfast bar with radiator below, Rangemaster range cooker with Rangemaster cooker hood over, integrated Bosch dishwasher, integrated Bosch microwave, pull out larder unit, pan drawers, Candy wine cooler, tall housing with integrated fridge freezer, recessed ceiling lights, tiled floor, rear window, high top breakfast bar, further rear window and door to Garden and door to Garage.





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On the 1<sup>st</sup> Floor there is a split-level Landing, front dormer window and doors leading off to 3 Bedrooms.

Bedroom 1 is a through room having recess with built-in double maple style wardrobe, low level storage with maple style doors, matching 3 drawer chest and 2 bedside drawer units, recessed ceiling lights, front and rear dormer window and loft access. A door leads off to the refitted En-Suite having a white suite with walk-in shower having side/end screen and Triton shower, wc, semi-recessed basin with vanity cupboards and drawers, tiled walls, rear window, tiled floor, chrome ladder radiator and recessed ceiling lights.

Bedroom 2 is a through room with front & rear dormer window and range of wardrobes to one wall with mirror doors.

Bedroom 3 has a rear dormer window, range of wardrobes with centre drawer and top cupboard, loft access and Airing Cupboard with Worcester gas central heating boiler.

There is a Garage/Utility having worktop, base cupboards, sink, side opening entrance doors and door to Breakfast Kitchen.

The Rear Garden provides a delightful mature backdrop to the property having a wide paved patio and decking patio, pathway with gate to front, lawn with borders and paved area with steps leading onto the long shaped lawn with left side border, rear border with trees and raised right side area with retaining wall and border, steps, pathway from main patio, area with slate infill, raised planters and shed.

Tenure: Freehold  
Council Tax Band: E

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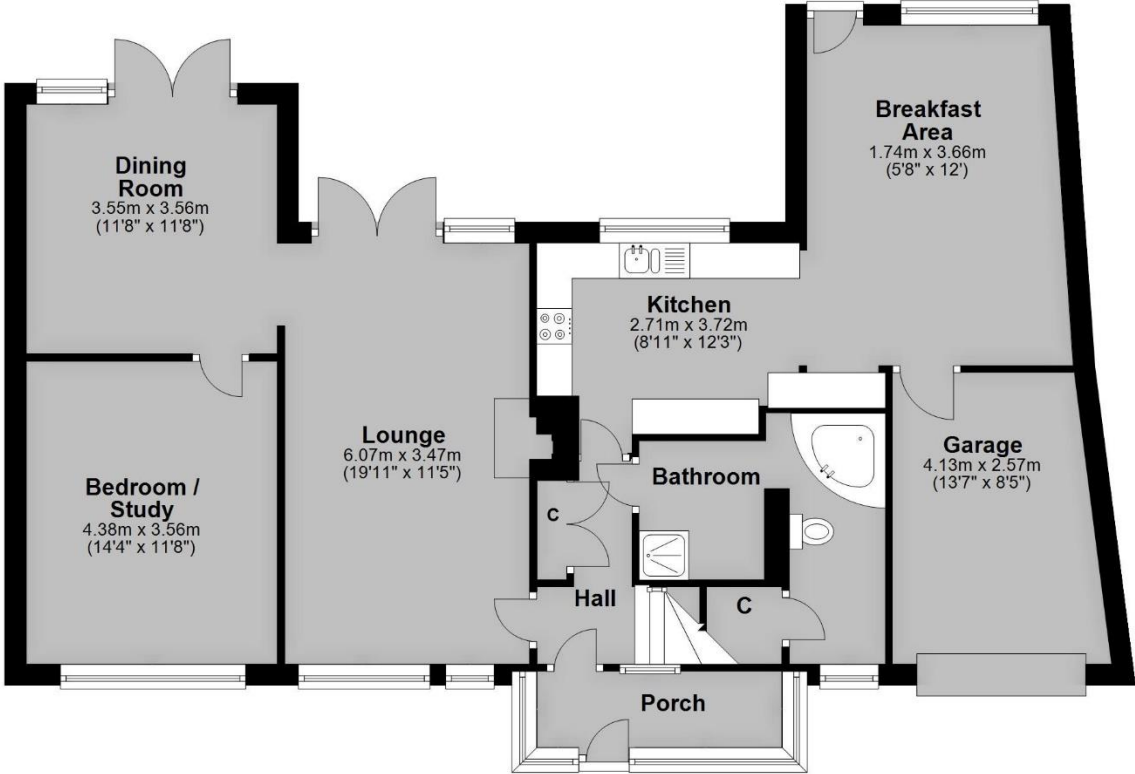




# FLOOR PLANS

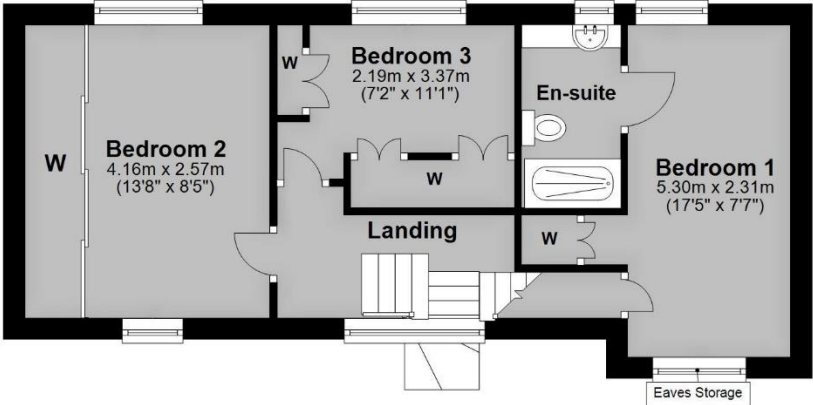
## Ground Floor

Approx. 111.5 sq. metres (1200.1 sq. feet)

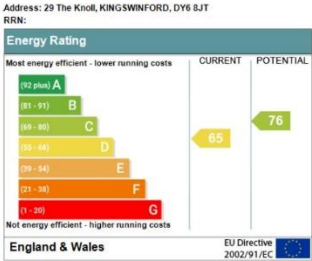


## First Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



Total area: approx. 157.9 sq. metres (1699.5 sq. feet)





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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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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