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Earlswood Road
Kingswinford

33 Earlswood Road, Kingswinford DY6 7DX

This surprisingly spacious, extended and improved, 3 Bedroom Semi-detached Family Home, enjoys an end of cul-de-sac position at the popular Blandford Mere development off Stallings Lane and is well placed for amenities and within walking distance to Blandford Mere Primary School.

The property has gas central heating and has been extended which has created 3 Double Bedrooms to the 1st Floor (Bedroom 1 with En-Suite) and there is a modern white Bathroom. On the Ground Floor the original Kitchen has become a Breakfast Room leading off to a refitted Kitchen and the large rear Lounge has a small extension to the rear and this gives access to the Study/Dining Room (or flexible as a Sitting Room/occasional Bedroom).

OVERALL, A GENEROUS SIZE FAMILY HOME IN A CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall with part double glazed UPVC front door, side UPVC double glazed window, stairs to 1st Floor and doors to Breakfast Room and Lounge.

The Breakfast Room has wide breakfast bar, UPVC double glazed front bow window and recessed ceiling lights. There is an opening and step to the refitted Kitchen having a range of grey gloss wall/base cupboards, worktops, sink and mixer tap, Lamona built-in oven, Lamona integrated microwave, Lamona ceramic hob with cooker hood over, integrated Lamona washer and dishwasher, integrated tumble dryer, 2 UPVC double glazed front windows, British Gas boiler (in cupboard), appliance space and recessed ceiling lights.

There is a Lounge which has been extended to the rear and has a mantel fireplace with hearth and inset fire, UPVC double glazed rear window, Store (below stairs) and extended area with aluminium double glazed patio door to Garden. A door leads off to the Study/Dining Room (or flexible use) with rear UPVC double glazed window.

On the 1st Floor there is a Landing with cupboard over the stairs, loft access with ladder and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room with double and single built-in wardrobe, adjoining top cupboard and drawer unit, further drawer unit and UPVC double glazed window. A door leads off to the En-Suite having a white suite with large shower cubicle, with tiled shower area and screen door, wc, basin with vanity cupboard and tiled splash back, UPVC double glazed front window and chrome ladder radiator.

Bedroom 2 is a double size room with 2 UPVC double glazed windows, range of built-in wardrobes and dressing table. Bedroom 3 is a double size room with UPVC double glazed window.

The Bathroom has a white suite with bath having shower over and side screen, wc, basin with vanity cupboard, tiled walls, UPVC double glazed window and chrome ladder radiator.

There is a Rear Garden with paved patio, low wall, steps to lawn and right corner patio.

At the front there is a block paved Driveway.

Tenure: Freehold

Council Tax Band: C

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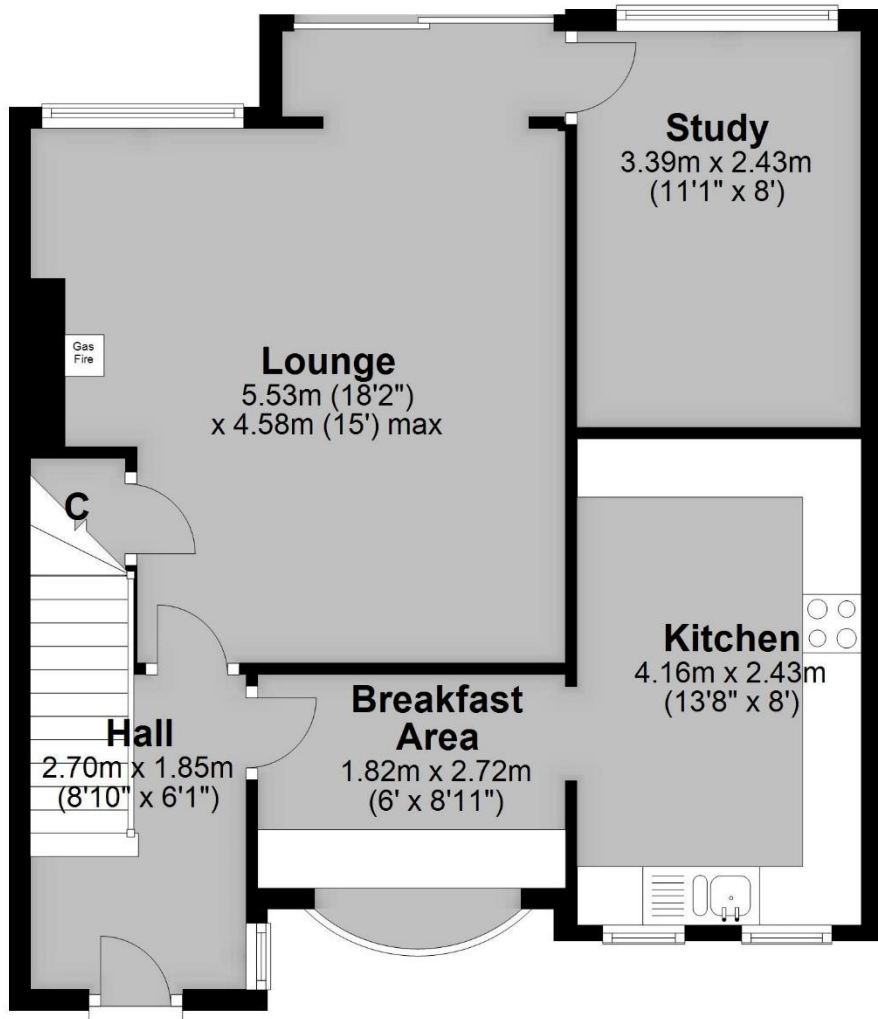




FLOOR PLANS

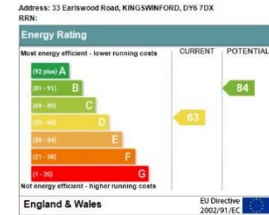
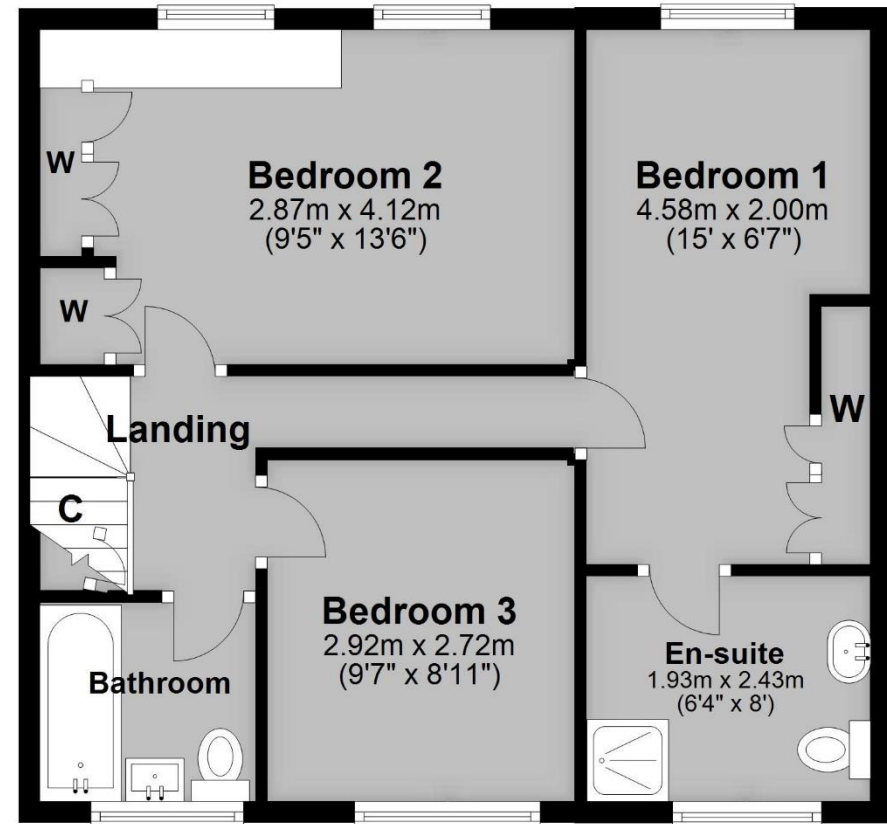
Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 100.7 sq. metres (1084.0 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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