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**81 High Street**  
Kingswinford

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81 High Street, Kingswinford, DY6 8AX

This stylish, double fronted, modern 4 Bedroom Detached Family Home with large Double Garage was originally constructed by Selbourne Homes as part of the small "Electric Avenue" development in 2014, located fronting onto High Street, across the road from the bowling green which adjoins King George VI Park and is well placed for amenities. With gas central heating, UPVC double glazing, viewing is essential to fully appreciate.

This surprisingly spacious home is well presented throughout and benefits from gas central heating, UPVC double glazing and Rear Garden with south east aspect and there is rear cul-de-sac access to the Garage and Driveway within The Lych Gate.

Accommodation is over 2 Floors and comprises: Reception Hall with Store, Guest Cloakroom, Through Lounge, separate Dining Room, Breakfast Kitchen, Separate Utility, Landing, 4 Double Bedrooms (Master with En-suite Shower Room) and main House Bathroom.

OVERALL, THIS IS A QUALITY FAMILY DETACHED, MUCH LARGER THAN FIRST IMPRESSIONS AND ONE WHERE INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT.



On approach, you are greeted by wrought iron fencing and gates either side of the property that leads to a paved pathway to the composite front door. To the rear of the property is a generous driveway which has parking for multiple vehicles and a double Garage.

On entrance to the property, there are stairs to the 1<sup>st</sup> floor, Guest Cloakroom with white suite, understairs storage and doors to;

The generous through Lounge has French doors leading out to the rear Garden. There is a separate Dining Room which is located at the front of the property and benefits from dual aspect.

The Breakfast Kitchen is fitted with a range of cream shaker style wall and base units with laminate worktops and upstands, inset sink and drainer, gas hob with extractor fan above, integrated oven, dishwasher and fridge freezer. There is access into the Utility Room and French doors to rear Garden. The Utility Room has laminate worktops which incorporates an inset sink and drainer, shaker style base unit and space for appliance.

On the 1<sup>st</sup> floor Landing there is loft access, a storage cupboard and doors to;



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The Master Bedroom is a generous size and located at the front of the property. It benefits from an en-suite shower room comprising, WC, pedestal sink, shower cubicle, stylish vertical radiator and spotlights.

There are 3 further double Bedrooms. The House Bathroom is fitted with a white suite and comprises; WC, Bath, separate Shower cubicle, Pedestal sink, vertical radiator and spotlights.

There is a large double Garage located at the rear of the property with up and over door, electric powerpoints and lighting.

Externally, the rear Garden is south east facing and enjoys a paved patio with mature lawned area beyond. There is side access to rear parking and door to Garage. Throughout the Garden are mature shrubs, an electric car charging point and outside lighting.

#### AGENT NOTE:

There is a management company 'Lychgate neighbours limited' which covers the management of the road which is self-managed by the residence. There is a service charge payment to be confirmed.

Tenure: Freehold

Council Tax Band: E

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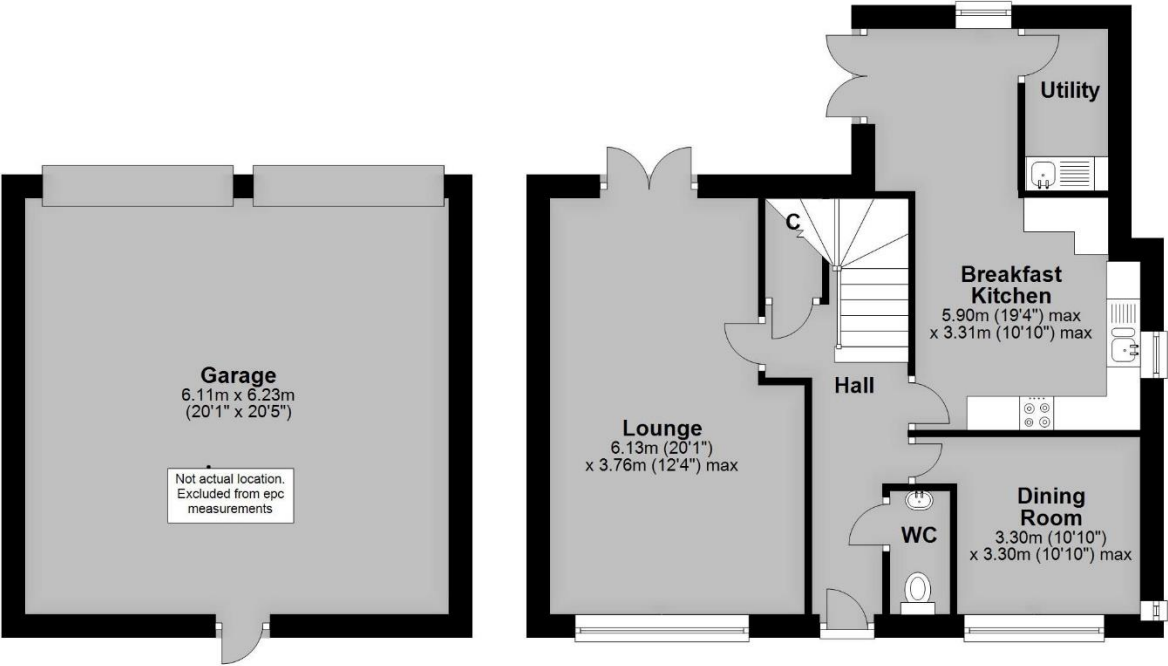




# FLOOR PLANS

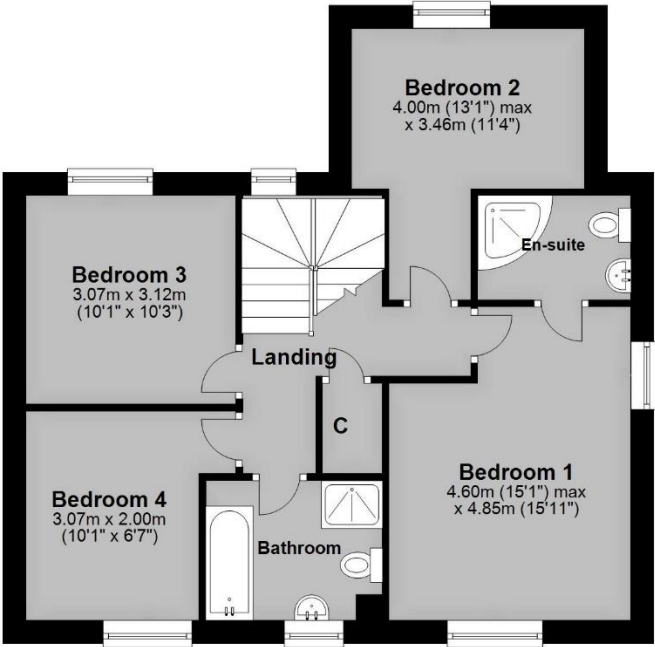
## Ground Floor

Approx. 99.2 sq. metres (1068.3 sq. feet)

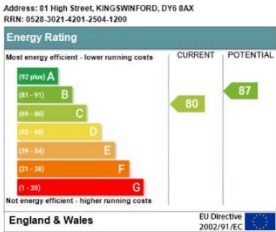


## First Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



Not actual location. Excluded from epc measurements



Total area: approx. 169.3 sq. metres (1821.9 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>

[www.leeshaw.com](http://www.leeshaw.com)





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