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Erlsdene
Stream Road, Kingswinford

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Erlsdene, Stream Road, Kingswinford, DY6 9NW

A beautifully presented 3 Bedroom Semi Detached Family Home, built circa 1930, that has been fully modernised and offers well planned and spacious accommodation throughout. The property is located in a popular position in Kingswinford, just a stones throw away from Kingswinford village, public transport links and is in the catchment area for a number of good primary and secondary schooling. With gas central heating and UPVC double glazing throughout, this is an ideal property for a growing family.

Accommodation is over two floors and briefly comprises; Reception Hallway, Through Lounge with dual aspect, extended Breakfast/Kitchen, Office, WC, Landing, 3 good sized Bedrooms, Family Shower Room, Garage and pleasant rear Garden.

A QUALITY, WELL APPOINTED FAMILY HOME LOCATED IN A POPULAR POSITION. INTERNAL INSPECTION ADVISED TO APPRECIATE IT'S OVERALL LAYOUT AND SPACE.



On approach, you are greeted by a blocked paved driveway with gravel to side, providing ample off road parking for multiple vehicles. On entrance to the property, the composite front door leads through into the inviting Reception Hallway which has the original 'Minton' tiled flooring, stairs to first floor Landing, understairs cupboard and doors to;

The Through Lounge has dual aspect which provides plenty of natural lighting, bay window to the front and door to rear Garden. There is a gas fire with feature surround.

To the rear of the property is the contemporary Breakfast/Kitchen which has recently been refitted and has tiled flooring throughout. The Kitchen is fitted with a range of light grey 'Shaker' style wall and base units with under cupboard lighting, built in dishwasher, quartz marble effect worktops that incorporate a breakfast bar and an inset sink and drainer. There are French doors leading out to the rear Garden. a door from the Kitchen leads into the Office.

Off the Kitchen, is an Office which includes a useful Utility Space and white suite WC with hand wash basin. There is further access into the Garage.



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we sell **homes.**



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To the first floor, the Landing has doors to;

There are 3 well proportioned Bedrooms, of which Bedroom 1 and 2 benefit from fitted wardrobes. Bedroom 2 is located at the front and features a bay window and Bedroom 1 and 3 are located at the rear of the property. The family Shower Room is fitted with a white suite comprising; WC, pedestal sink, corner shower with waterfall shower head, stylish vertical radiator, tiled flooring and wall mounted storage.

Externally, the private rear Garden enjoys a paved patio area with shallow steps to extensive lawned area beyond. At the end of the Garden there is a gravelled seating area which makes an ideal space to enjoy throughout the summer months. Throughout the Garden, there are an array of shrubs, trees and plants and in addition to this, there is an outside tap, electric point and outside lighting.

The current vendors have installed new fence panels along their Garden boundary.



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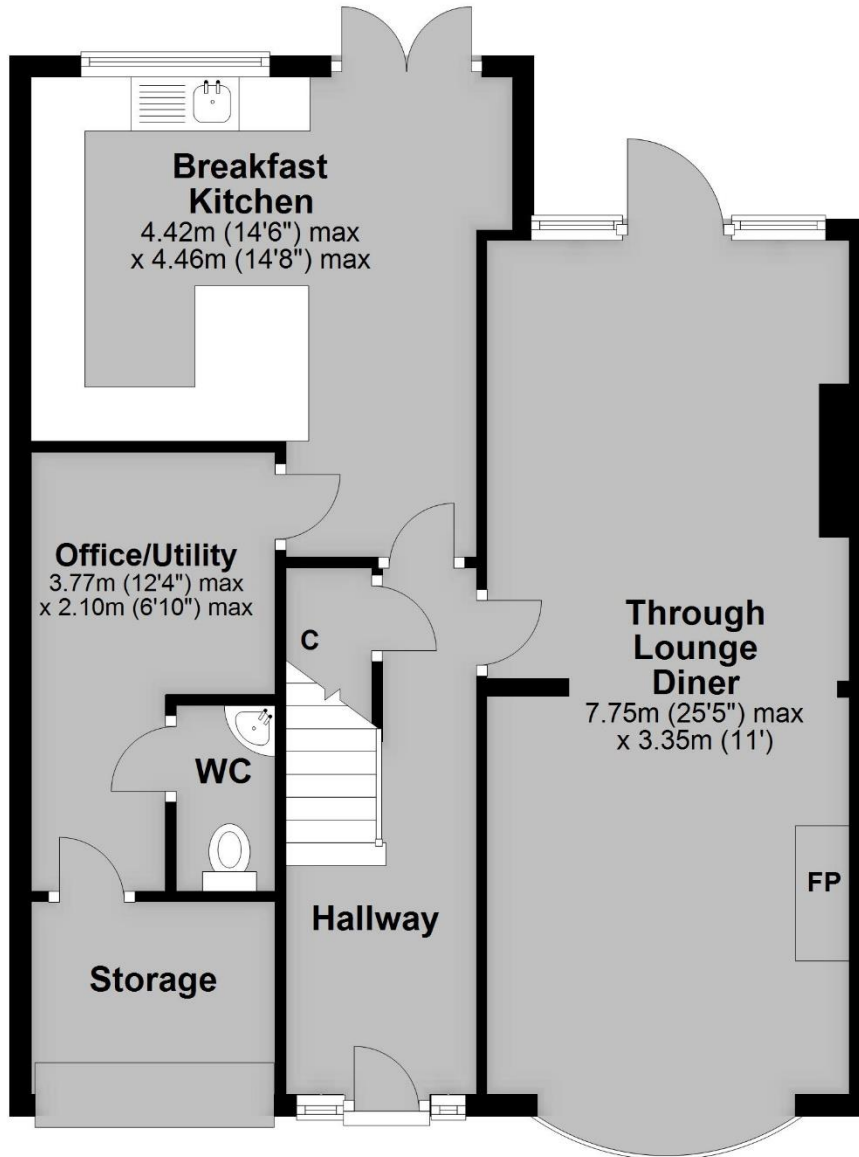


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

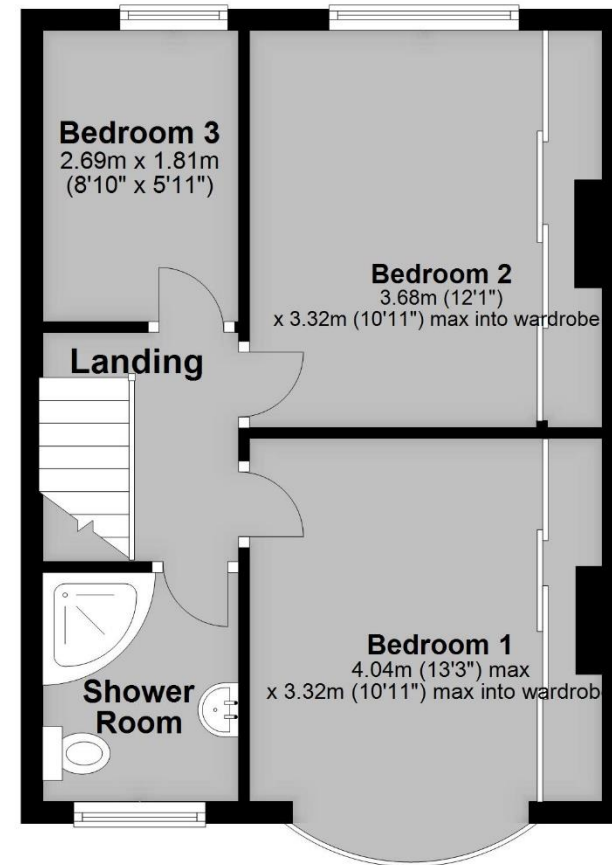
Ground Floor

Approx. 67.6 sq. metres (727.9 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 105.0 sq. metres (1130.7 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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