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**16 Hinsford Close**  
Kingswinford



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16 Hinsford Close, Kingswinford, DY6 7LF

This substantial 4 Bedroom Detached family home is beautifully presented throughout, and has been thoughtfully improved by the present owners. The property enjoys extended accommodation to include a Conservatory overlooking the private south facing rear Garden, and first floor extension which creates a further double Bedroom with En-Suite off. Further to this, there is a Utility room, separate Kitchen and Lounge/Diner, which could offer further scope to create an open-plan Kitchen/Living space if required. The property is situated close to a range of amenities and a number of good schools, making this an ideal location for a growing family.

Accommodation is over two floors and briefly comprises; Reception Hallway with ground floor wc off, Lounge/Diner with doors through to the Conservatory, Kitchen with a range of white units, Utility room with Garage/Store off, Landing, 4 generous Bedrooms with Bedroom 2 benefitting from an En-Suite shower room, family Bathroom with white suite and private rear Garden that has been lovingly maintained by the present owners.

OVERALL A QUALITY FAMILY HOME IN A QUIET KINGSWINFORM ADDRESS. READY TO MOVE INTO, INTERNAL INSPECTION ADVISED!



On approach, you are greeted by a tarmac driveway with a decorative lawned area to the side. On entrance to the property, the UPVC door leads into the inviting Reception Hallway which has stairs to the first floor Landing, door into the ground floor wc and further door into the Lounge.

The 'L' shaped Lounge/Diner has an electric fire with feature surround, attractive bay window, door into the Kitchen and sliding patio doors through to the Conservatory.

The Conservatory is of brick and UPVC surround, has patio doors out to the rear Garden and enjoys pleasant views overlooking the Garden. The Kitchen is fitted with a range of white shaker style units which incorporates a sink and drainer, has space for a fridge/freezer and 'Rangemaster' cooker, and there is a useful pantry cupboard off.

A door from the Kitchen leads through to the Utility room, which has a worktop with inset sink and drainer. There is also space for a washing machine and further appliances if required, and doors from the Utility lead through to the Garage/Store and rear Garden. Further to this, the Utility houses the 'Worcester' Bosch gas central heating boiler.



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The Garage has been partitioned off to create a store room with the Utility space beyond. This store room has an up and over door and there is lighting.

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

The Master Bedroom is located to the front of the property and benefits from built in wardrobes. The second Bedroom has an EnSuite shower room off which is fitted with a white suite. There are two further generous Bedrooms of which Bedroom four benefits from a built in storage cupboard. The family Bathroom is fitted with a white suite comprising; wc and basin unit with storage and bath with electric shower over.

Externally, the property boasts a stunning and beautifully maintained south facing rear Garden. There is a paved patio area with shallow steps that lead to the lawned area. Beyond the lawn, there is a further patio area, well stocked borders throughout, and a working pond. Further to this, there is outside lighting, an outside tap and useful side access.

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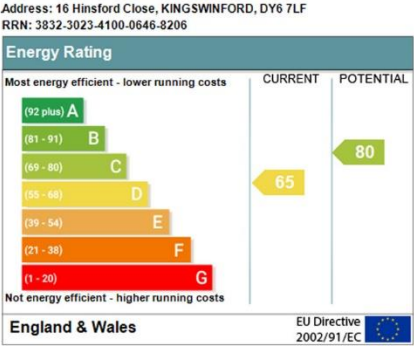
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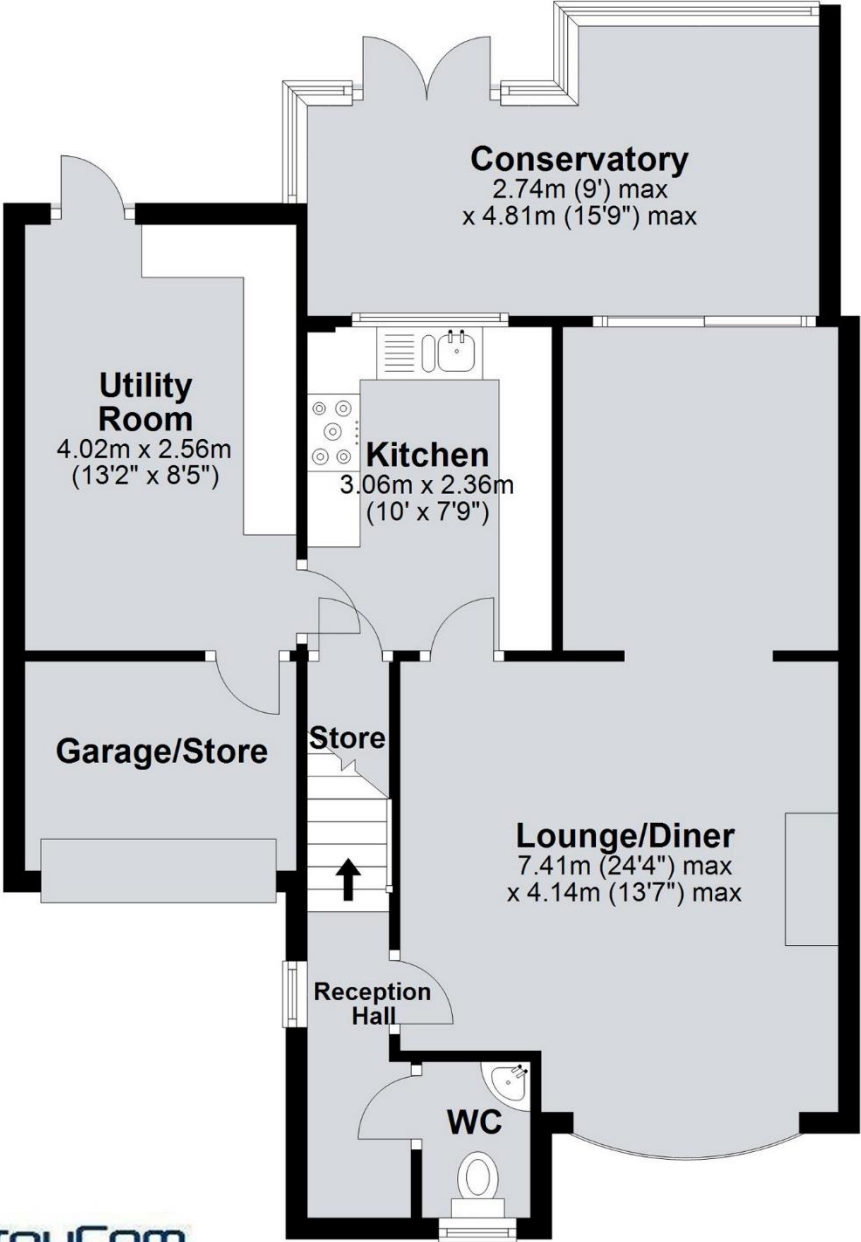




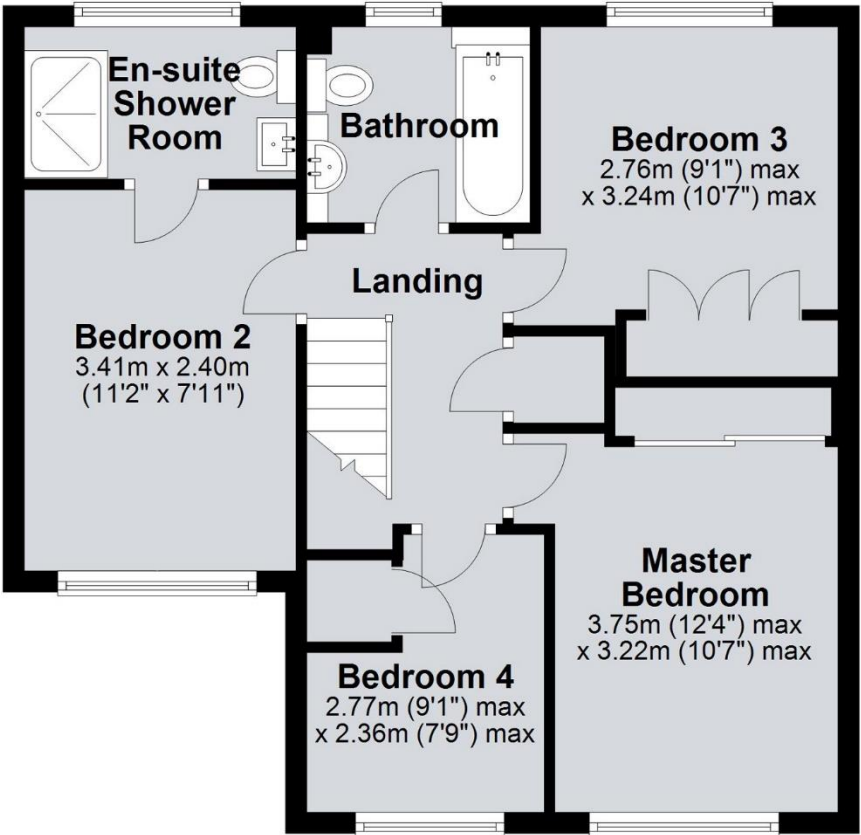
Approximate Gross Internal Floor Area:  
Ground Floor (exc. Garage/Store): 62sq m, 667sq ft  
Garage/Store: 6sq m, 65sq ft  
First Floor: 51sq m, 549sq ft



**Ground Floor**



**First Floor**







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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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