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**Coniston Drive**  
Kingswinford



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28 Coniston Drive, Kingswinford DY6 9BZ

This improved, re-appointed and extended, 3 Bedroom Semi-detached Family Home enjoys a prime cul-de-sac position and sought after location, being well presented and well worth internal inspection to fully appreciate.

Well placed for local amenities and schools, the property has been extended to the rear enlarging the kitchen which also now combines the original Dining Room which enhances the overall space. The Kitchen has been refitted and there is also a 1<sup>st</sup> Floor refitted Shower Room, together with a large main Bedroom with built-in wardrobes. There is excellent off road Driveway parking, good size Garden and pleasant aspect to the front.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, generous Lounge, Extended Dining/Kitchen, Landing, 3 Bedrooms, Shower Room, Garage & Driveway.

OVERALL, AN IMPROVED FAMILY HOME IN A GREAT LOCATION - VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with composite double glazed door having obscure UPVC double glazed side screens, oak floor, stairs to 1st Floor with spindle balustrade, Store and doors leading off.

There is a Guest Cloakroom having white WC, corner basin and tiled splash back, obscure UPVC double glazed side window and heated towel rail.

The generous Lounge has a mantel fireplace with hearth and inset fire, oak floor and wide UPVC double glazed bow window to front.

There is a good size Dining/Kitchen with the Kitchen Area having been extended to the rear and refitted with the range of cream gloss style wall and base cupboards, worktops, sink and mixer tap with tiled splash back, tall housing as Pantry, tall housing with integrated fridge freezer, additional under counter integrated freezer, integrated Zanussi dishwasher, cooker hood, table space, recessed ceiling lights, UPVC double glazed rear window to the Dining Area and rear UPVC double glazed door and two rear UPVC double glazed windows to the Kitchen Area.

On the 1st Floor, there is a Landing with spindle balustrade, loft access and doors to 3 Bedrooms and Shower Room.

There is a large main Bedroom having a range of wardrobes to one wall, matching dressing table with drawers and 2 UPVC double glazed front windows.

Bedroom 2 and 3 are located to the rear, each with UPVC double glazed window, Bedroom 2 with open fronted wardrobe and Bedroom 3 with built-in wardrobe.

The refitted Shower Room has a white suite, including a walk-in shower with side screen, combined basin with vanity cupboard and WC with concealed cistern, side obscure UPVC double glazed window, tiled walls, chrome ladder radiator and cupboard housing the Worcester gas central heating boiler.

There is a good size Garage with up and over door, power and UPVC double glazed side fixed window.

The Rear Garden has a crazy paved area and pathway, lawn with borders, rear gravel patio, rear border and with gate to the Driveway.

There is a good length Driveway, gravelled fore garden with trees and shrubs.

Tenure: Freehold

Council Tax Band: C





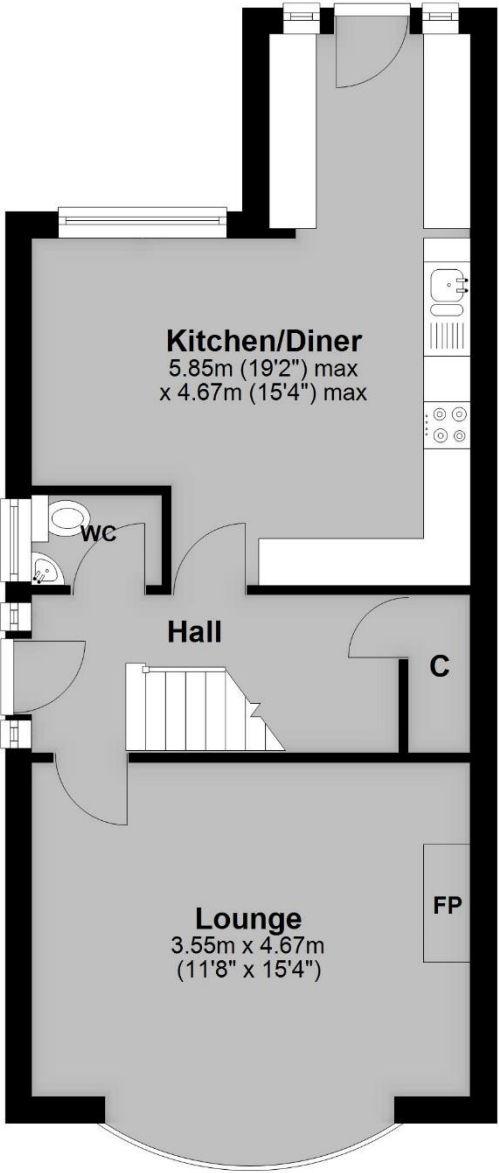
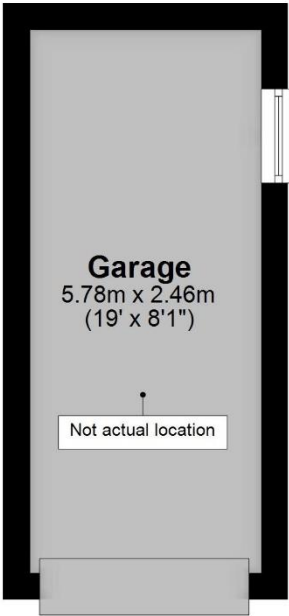
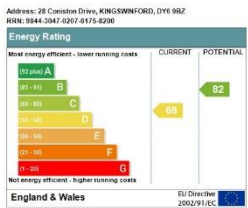




# FLOOR PLANS

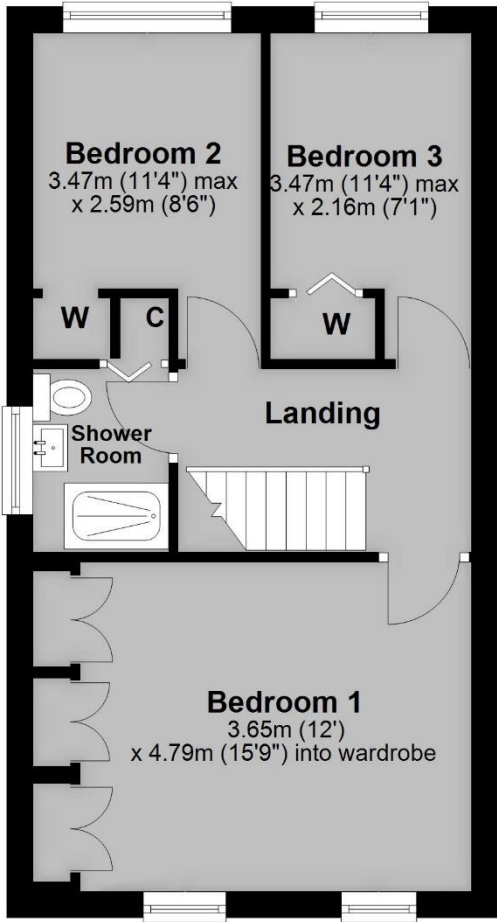
## Ground Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 106.9 sq. metres (1151.2 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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