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Celandine Close
Kingswinford

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84 Celandine Close, Kingswinford DY6 9TN

This re-appointed, improved and well presented Family Home with loft Conversion now provides 5 Bedrooms (2 En-Suite) with accommodation over 3 Floors and further benefits from a large rear P shaped Conservatory, making it surprisingly spacious and a must see to fully appreciate.

Celandine Close is a prime cul-de-sac location leading off Kingswood road in this sought after area leading off Cot Lane and Mount Pleasant, being well placed for important local schools and a good range of amenities at the centre of Kingswinford.

With gas central heating, UPVC double glazing and comprising: Through Reception Hall, refitted Guest Cloakroom, separate Dining Room, Lounge, P Shaped Conservatory, refitted Breakfast Kitchen, refitted Utility Room, Landing, 4 1st Floor Bedrooms (Bedroom 1 with refitted En-Suite), refitted House Shower Room, 2nd Floor Loft Conversion providing generous size 5th Bedroom with En-Suite Shower Room, Garage, Carport and Driveway parking. There is also a low maintenance Rear Garden.

OVERALL, THIS IS AN IDEAL PROPERTY FOR A GROWING FAMILY – IN A GREAT LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a through Reception Hall having laminate floor, stairs off to 1st Floor, Store (below stairs) and doors leading off.

The Guest Cloakroom has been refitted with a white suite having semi recessed basin with vanity cupboard below and tile splashback, WC with concealed cistern and obscure UPVC double glazed side window.

There is a separate Dining Room, to the front, with UPVC double glazed bay window and with glazed doors opening to the Lounge.

The good size Lounge has a wall mounted electric fire and UPVC double glazed patio door opening to the Conservatory.

The Breakfast Kitchen has been refitted having a range of grey glass style wall and base cupboards, worktops and upstands, sink and mixer tap, drawer units, breakfast bar, Zanussi built in oven, Zanussi built-in combination oven with microwave, tall housing with integrated large fridge, Beko integrated dishwasher, plinth heater, recessed ceiling lights, laminate tile floor, door to Hall, door to Utility Room and UPVC double glazed rear door and side screens to the Conservatory.

There is a good size P-shaped Conservatory with brick base and being UPVC double glazed with top opening windows, 2 sets of double doors to Garden, radiator and ceiling light with fan.

The Utility Room has also been refitted with grey gloss wall/base cupboards, integrated washing machine, laminate tile floor, obscure UPVC double glazed side window, part obscure UPVC double glazed door and graphite ladder radiator.

On the 1st Floor, there is a Landing having doors to 4 Bedrooms and Shower Room and door and staircase leading to the 5th Bedroom Loft Conversion.

Bedroom 1 has a UPVC double glazed window, range of wardrobes with 5 doors, 2 single wardrobes with bridging top cupboards over bed area and 2 bedside drawer units and door to En-Suite. The refitted En-Suite has a white suite including WC with concealed cistern, combined semi recessed basin with vanity cupboard below, recessed shower cubicle with bi-fold door and waterfall shower, tiled walls, graphite ladder radiator and obscure UPVC double glazed side window.



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Bedroom 2 & 3 are double size rooms, each with UPVC double glazed window and Bedroom 2 with built-in wardrobe.

Bedroom 4 is a single size with built-in double wardrobe, built-in stairhead cupboard (with radiator) and UPVC double glazed window.

There is a refitted Shower Room having a white WC with concealed cistern, basin with vanity drawers below, black shower tray with black cubicle having sliding screen door and overhead shower and multi jets, tiled walls, obscure UPVC double glazed side window and graphite ladder radiator.

On the 2nd Floor, there is a Loft Conversion providing a 5th Bedroom which is a generous double size having 2 Velux double glazed roof windows, radiator, balustrade to stairs, built-in wardrobe, eaves store and door to En-Suite. The En-Suite has a white suite with tiled shower cubicle having bi-fold door and Triton shower, WC, basin with vanity cupboard and tile splashback, Velux double glazed roof window and graphite ladder radiator.

Outside there is a single Garage with up and over door, loft over, Worcester gas central heating boiler and obscure single glazed rear timber door.

There is Driveway parking to the front and Carport with steps to the front entrance.

The Rear Garden is west facing and has a paved patio, artificial lawn, rear sleeper retainer with raised border having conifers, small shed and with side path and gate to front.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E

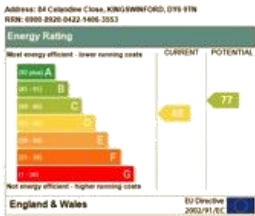
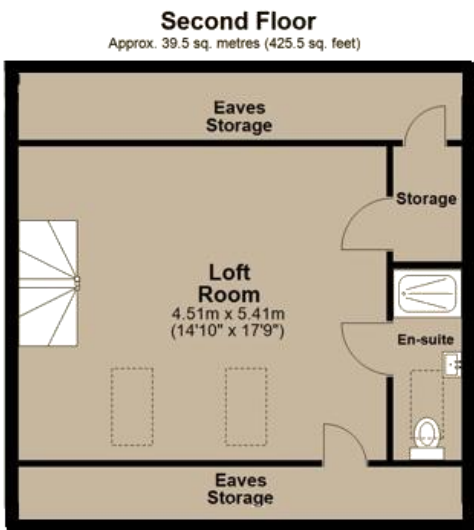
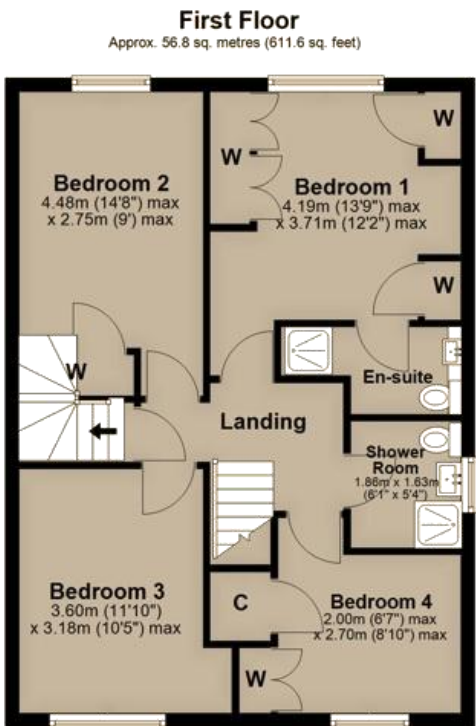
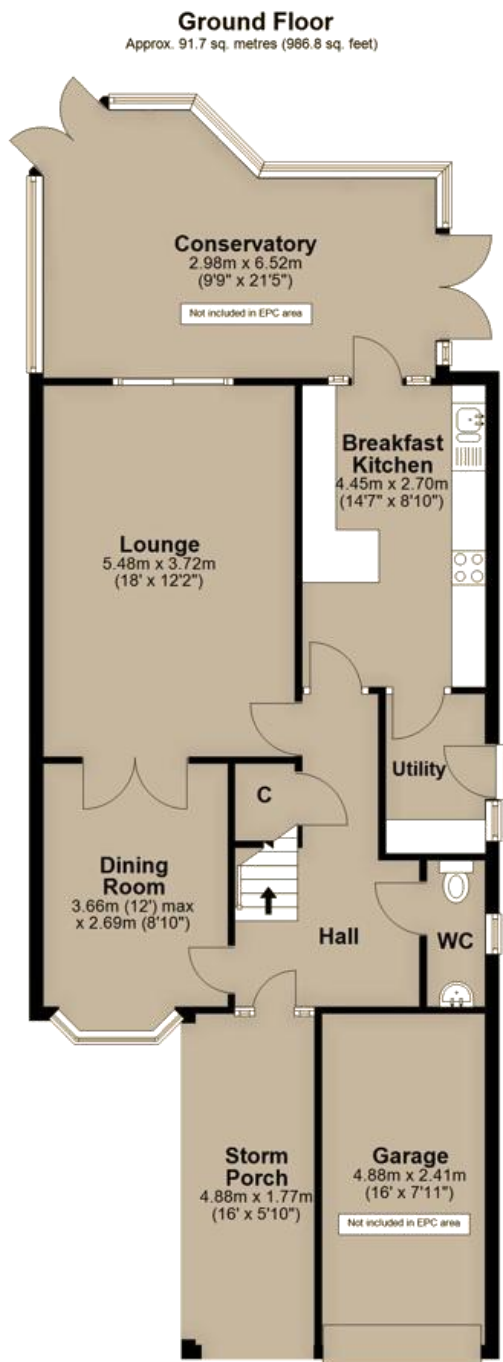
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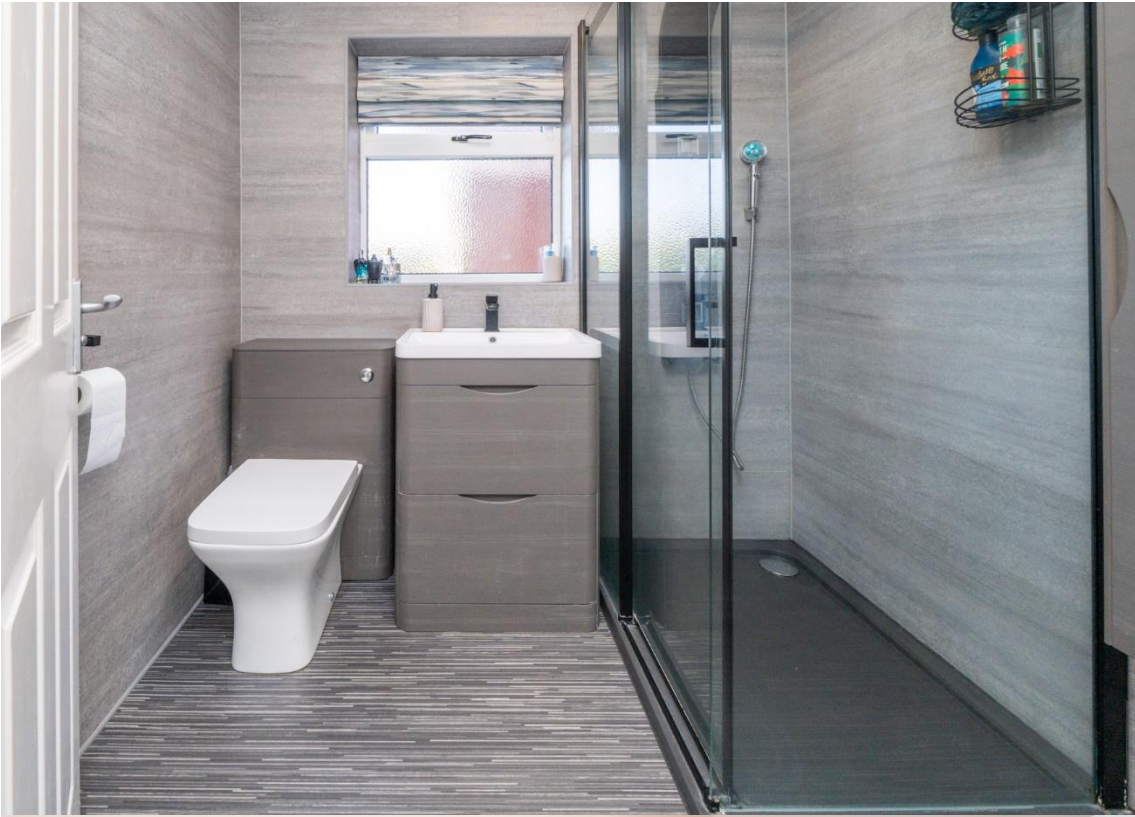




FLOOR PLANS



Total area: approx. 188.0 sq. metres (2023.9 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>

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