



26 Kingfisher Grove

A Most Impressive & Restyled Four Bedroom Three Bathroom Extended Detached Family House

26 Kingfisher Grove, Willenhall, Wolverhampton, WV12 5HG

Asking Price: £455,000

Tenure: Freehold

Energy Rating: C

Council Tax: Band D - Walsall

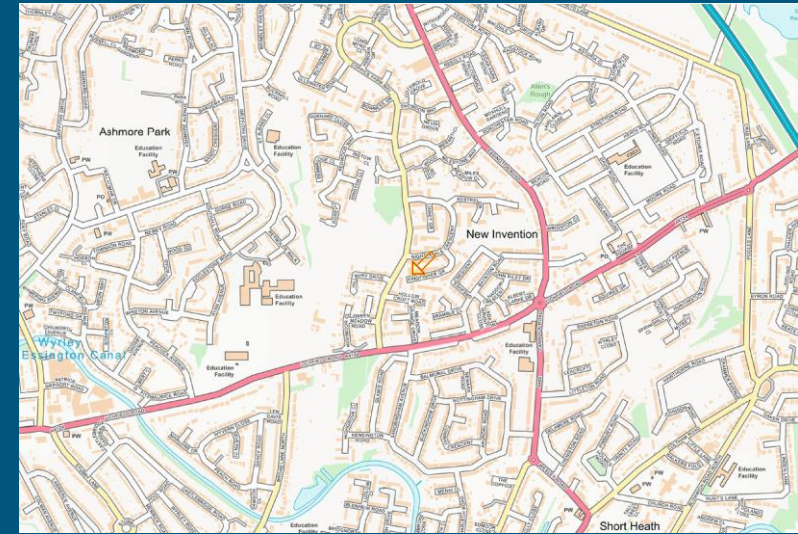
Total Floor Area: 2185sq feet (203.0sq meters) Approx.

Situated in probably one of the most sought after locations in this popular residential area and occupying a generous corner position, this distinctive and most attractive detached property has been extensively extended and restyled in recent years to provide excellent accommodation, an excellent example of a first class family house.

With no expense spared in the styling of the interior and probably one of the largest houses on this modern estate, the incredibly spacious and versatile living accommodation incorporates many impressive features throughout includes new luxury bathrooms, trendy décor throughout, recently refitted central heating boiler, new double glazed units, ground floor marble style flooring with underfloor heating and an impressive L-Shaped open plan dining kitchen with family area, superb for entertaining a large family etc.

The accommodation includes reception hall, downstairs shower room, front living room with hardwood folding doors to the open plan dining kitchen with family area, having a new modern gloss suite including a number of built in appliances. Adjacent, the ground floor has been reconfigured to now include a large utility/ second kitchen and useful hobbies/ play room/ study which could be used for a multitude of purposes. On the first floor, the galleried landing leads to the 17ft master bedroom with dressing room & ensuite shower room, three further bedrooms and the family bathroom has been refitted with a new white suite having access from the landing & second bedroom. As the property occupies a corner position the rear has been landscaped to the optimum effect creating a most pleasant setting whilst maintaining the maximum privacy and also has the use of a large timber shed. At the front of the property is a double width driveway.

Convenient for the majority of amenities including both Walsall & Wolverhampton City Centre, 26 Kingfisher Grove also enjoys views at front over Coppice Farm Park & Fields. Undoubtedly a superb example of a well-planned good size family house with internal inspection highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Reception Hall: 17'5" (5.30m) x 6'7" (2.00m)

Composite double glazed door with matching opaque side windows, graphite radiator, marble effect tiled flooring with underfloor heating and staircase to first floor with built in cupboard below.

Downstairs Shower Room: 7'3" (2.20m) x 6'7" (2.00m)

Refitted with a luxury suite comprising double corner shower enclose, recessed WC, vanity unit, grey designer radiator, tiled walls, recessed ceiling spotlights, extractor fan, marble effect tiled flooring with underfloor heating and double glazed window to front.

Front Living Room: 18'10" (5.75m) into bay x 12ft (3.65m)

Marble fireplace and hearth with gas coal effect fire, radiator, double glazed bay window to front and internal hardwood double glazed folding doors to:

Open Plan L-Shaped Dining Kitchen with Family Area: 26'11" (8.20m) x 17'3" (5.25m max) Fitted with an extensive suite of modern grey gloss units, a range of base cupboards & drawers with matching marble effect quartz worktops, sunken stainless steel double drainer sink unit with mixer tap, suspended wall cupboards, matching central island & breakfast bar with base cupboards, built in appliances include 5- ring gas hob with black extractor screen over, double oven, combination microwave oven, dishwasher, fridge & freezer, graphite vertical radiator, recessed ceiling spotlights, marble effect tiled flooring with underfloor heating and double glazed windows to rear. **Family Area: 13'9" (4.20m) x 12'10" (3.90m)** Vaulted ceiling with recessed ceiling spotlights & skylight, marble effect tiled flooring with underfloor heating and double glazed window to rear with matching French doors.

Second Kitchen / Utility: 24'3" (7.40m) x 7'9" (2.35m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in double Hotpoint oven, 5-ring gas hob with stainless steel extractor hood over, wall mounted Valiant gas fired heating boiler and water system, graphite heated towel rail, marble effect tiled flooring with underfloor heating, matching splashbacks, double glazed double doors to front and double glazed window & door to rear garden.

Hobbies Room/ Home Office/ Play Room: 23ft (7.00m) x 10'8" (3.25m) Max

Log burner stove, panelled walls and double glazed door to rear.

First Floor Galleried Landing: Loft hatch with pull down ladder.

Bedroom One: 17'3" (5.25m) x 16'6" (5.03m)

Fitted with an extensive suite of built in wardrobes, radiator, recessed ceiling spotlights and double glazed window to rear. An archway leads to **Dressing Room: 6'11" (2.10m) x 6'7" (2.00m)**

Radiator, recessed ceiling spotlights, wood effect tiled flooring, loft hatch and double glazed window to rear. **Ensuite Shower Room: 6'11" (2.10m) x 6'3" (1.90m)** Fitted with a modern suite comprising corner double shower cubicle, vanity unit with storage & recessed WC, chrome heated towel rail, tiled walls, recessed ceiling spotlights, extractor fan, wood effect porcelain tiled flooring and double glazed window to rear.

Bedroom Two: 18'8" (5.70m) Into Bay x 13'1" (4.00m) Into Bay

Extensive suite of built in furniture including wardrobes, drawers & dressing area, radiator, separate built in storage cupboard/wardrobe, laminate flooring and double glazed window to front with matching bay window.

Bedroom Three: 12'2" (3.65m) x 10'2" (3.10m)

Built in double mirrored wardrobe, radiator, laminate flooring and double glazed window to rear.

Bedroom Four: 10'10" (3.30m) x 7'5" (2.25m)

Built in cupboard, radiator, laminate flooring and double glazed window to rear.

Bathroom: 12ft (3.65m) x 5'7" (1.70m)

Fitted with a luxury modern white suite comprising free standing bath with shower spray, separate double shower, vanity unit, recessed WC, wall mounted mirror, heated towel rail, recessed ceiling spotlights, tiled walls & flooring, extractor fan and double glazed window to side.

Rear Garden: Landscaped for low maintenance comprising large full width paved terrace, squared lawn, variety of shrubs, large timber shed and surrounding fencing & walling.











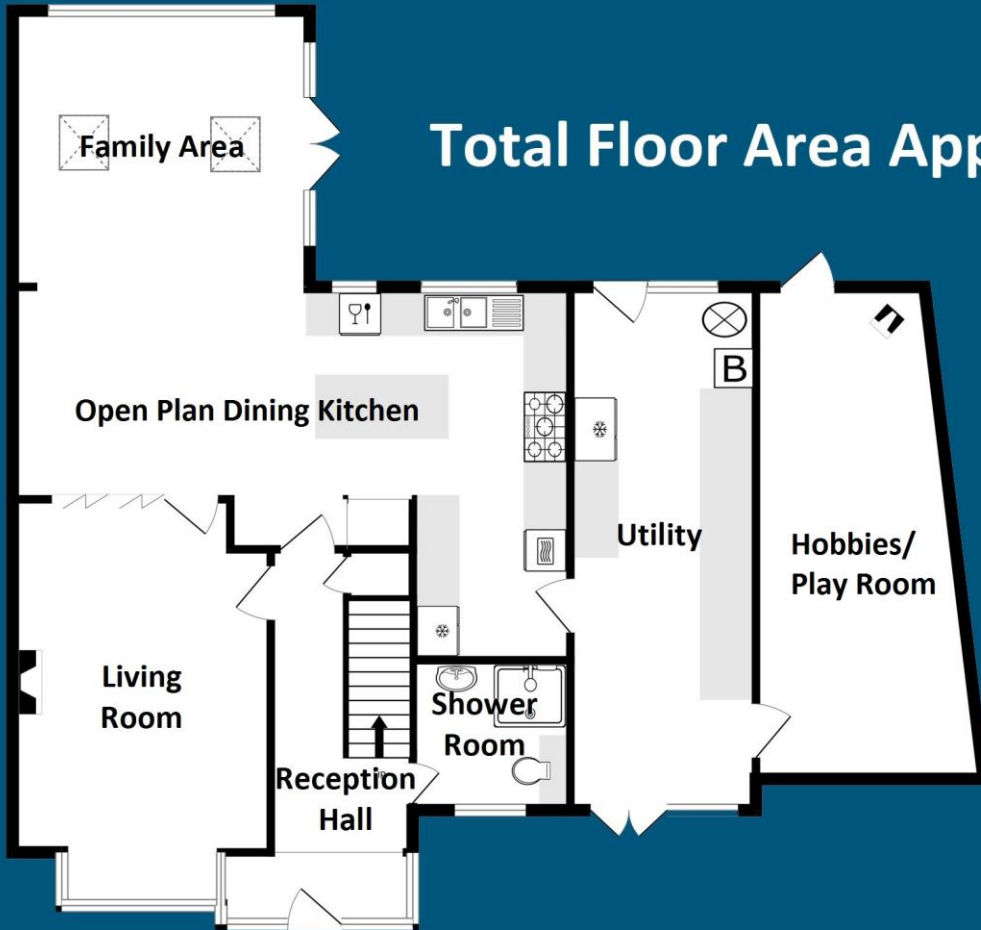








Total Floor Area Approx.: 2185sq feet (203.0 sq metres)



Ground Floor

Approx.: 1270sq feet (118.0 sq metres)



First Floor

Approx.: 915sq feet (85.0 sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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