

PTN Estates

Residential Sales & Lettings



8 Coach Mews, , Kingswinford, DY6 7AN

£365,000

This stunning detached house, built in 2017 by Taylor Wimpey, is located within the sought after address of Coach Mews, Kingswinford. Offering a perfect blend of modern living and comfort. Spanning an impressive 1,119 square feet, the property boasts four well-proportioned bedrooms, three of which are generous doubles, two have fitted wardrobes and the master benefits from an ensuite shower room, making it an ideal family home.

As you enter, you are greeted by an inviting reception room with large bay windows that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen diner, which stretches the width of the house, creating a bright and airy atmosphere. This area is perfect for family meals or hosting friends, with easy access to the garden, enhancing the indoor-outdoor living experience.

The master bedroom features an ensuite bathroom, providing a private sanctuary for the homeowners. Additionally, the property includes a second bathroom, ensuring convenience for family and guests alike.

Outside, the property is equally impressive, with a well-maintained garden that offers a tranquil space for outdoor activities or simply enjoying the fresh air. The driveway accommodates parking for two vehicles, and there is also a garage for additional storage or parking needs.

Situated in a sought-after location, this home combines modern amenities with a peaceful residential setting, making it a fantastic opportunity for those looking to settle in Kingswinford. With its contemporary design and practical layout, this property is sure to appeal to families and professionals alike. Do not miss the chance to make this delightful house your new home.

Approach
Set back from the road, by a paved pathway with garage and tarmacadam driveway to the side

Hallway 2.10 max x 4.66
Entered through a composite entrance door in to a spacious imposing hallway. Benefits include wood effect flooring, two ceiling light points, and gas central heating. Doors lead to the handy built in cupboard, lounge, kitchen diner and cloakroom/W.C

Cloakroom/W.C 1.02 x 1.77
Comprising of a close coupled W.C and wall mounted wash hand basin with mixer tap. Complimented with tasteful tiled splash back and wood effect flooring. Benefits include obscure UPVC double glazing to the side elevation, gas central heating and ceiling light point

Lounge 4.92 x 4.11 max
This most impressive lounge located to the front of the property boasts a charming UPVC double glazed bay window and wood effect flooring. Benefits include two gas central heating radiators and a ceiling light point

Kitchen Diner 7.20 x 3.29
This absolutely fantastic kitchen with distinctive dining area stretches the entire width of the property and comprises of a large array of base and wall white shaker style units which include integral, fridge/freezer, washing machine, dishwasher, Zanussi gas hob, Beko electric over and extractor hood. All complimented with tasteful tiled splash back, wood effect flooring, rolled edge work top and a carbonite single and a half sink unit. Benefits include gas central heating, ceiling spot lights, UPVC double glazed windows and French doors to the delightful rear garden. There is also a very handy built in cupboard - (1.54m x 0.91m)

Landing 0.97 x 3.14
With access hatch to loft (Not Boarded) gas central heating and ceiling light point. Door lead to four bedrooms (Three Doubles), and bathroom

Master Bedroom 3.65 x 2.62
Located to the front of the property, benefiting from fitted mirror fronted wardrobes, UPVC double glazing, gas central heating and ceiling light point. Door leads to the ensuite shower room,

Ensuite Shower Room 1.90 x 1.73
Comprising of a single shower cubical with Aqualisa electric shower, close coupled W.C and wash hand basin with mixer tap set in a stylish high gloss vanity unit. Complimented with tasteful tiled splash back. Benefits include obscure UPVC double glazing to the side elevation, gas central heating and ceiling light point.

Bedroom Two 3.52 x 2.36
The second of these amazing double bedrooms is located to the front elevation, boasting fitted mirror fronted wardrobes and benefiting from UPVC double glazing, ceiling light point and gas central heating.

Bedroom Three 4.12 x 2.41
Yet another double bedroom located to the rear elevation and benefiting from UPVC double glazing, gas central heating and ceiling light point

Bedroom Four 3.06 x 2.42 max
Located to the rear elevation and benefiting from UPVC double glazing, gas central heating and ceiling light point

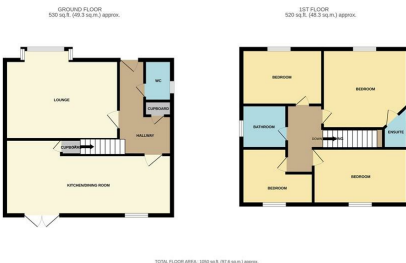
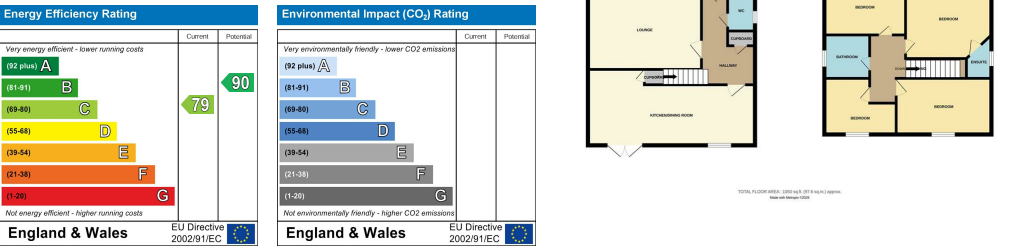
Bathroom 1.99 x 1.90
Comprising of a panelled bath with screen over and a thermostatic shower, pedestal wash hand basin and close coupled W.C. Complimented with tasteful tiled splash back and flooringand benefiting from obscure UPVC double glazing to the side elevation, gas central heating and ceiling light point

Rear garden
This wonderful rear garden with side access gate enjoys a shaped block paved patio, flat lawn and a further paved patio offering opportunities for children to play and for adults to relax or entertain friends and family

Garage & Driveway
A tarmacadam driveway leads up to the single garage with up and over door for vehicle access and benefits that include light and electric sockets

Energy Performance Certificate (EPC)
The property has an Energy Performance Certificate (EPC) rating of 79, indicating it is a 'Very energy efficient' property. This rating is based on the property's energy efficiency, taking into account factors such as insulation, heating systems, and lighting. The EPC rating is a key factor in determining the property's energy costs and its impact on the environment.

Environmental Impact (CO2) Rating
The property has an Environmental Impact (CO2) rating of 90, indicating it is a 'Very environmentally friendly' property. This rating is based on the property's carbon footprint, taking into account factors such as energy consumption, heating systems, and lighting. The CO2 rating is a key factor in determining the property's environmental impact and its contribution to climate change.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.