



Meadfoot Drive, Kingswinford DY6 9DB

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EXCLUSIVE



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Positioned on a generous size corner plot this much improved and extended four bedroom detached family home offers a great opportunity for growing families. In brief the property comprises of; welcoming entrance porch, entrance hall with study area, spacious lounge, separate dining room, ground floor WC, modern fitted kitchen breakfast room and a practical utility room. To the first floor the property comprises master bedroom with en suite and separate dressing room, three further good size bedrooms and is completed with a modern family bathroom. To the rear is a large garden with various patio and seating areas, block paved driveway providing ample off road parking and double garage with eaves storage. This property has the added benefit of being situated within walking distance and the catchment of some of the most sought after Primary and Secondary schools in the local area.





Front of the Property

With a block paved driveway to front, roller shutter door to garage, outdoor power point, gated side access and double glazed door to front.

Entrance Porch

5'4" x 8'3"

With a double glazed door to front, tiled floor, double glazed windows to front, double glazed door leading to entrance hall and a central heating radiator.

Entrance Hall

With a double glazed door leading from the entrance porch, study area, doors leading to various rooms, storage cupboard, stairs leading to the recently carpeted first floor landing and two central heating radiators.

WC

With a door leading from the entrance hall, WC, wash hand basin with tiled splash back, and extractor fan.

Lounge

15'10" x 15'7"

With a door leading from the entrance hall, double glazed bay window to front and side, recessed spotlights, gas fire and a central heating radiator.

Dining Room / Play Room / Study

13'9" x 8'2"

With double doors leading from the entrance hall, space for dining table, double glazed sliding door to garden, recessed spotlights and a central heating radiator.

Kitchen Breakfast Room

11'11" x 15'5"

With a door leading from the entrance hall, space for dining table, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated fridge and dishwasher, space for large range cooker with stainless steel cooker hood above, one and a half bowl stainless steel sink and drainer, sliding door to utility, double glazed window to rear, recessed spotlights and a central heating radiator.



Utility

7'10" x 7'1"

With a sliding door leading from the kitchen breakfast room, fitted wall and base units, plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, stainless steel sink and drainer, double glazed door to garden, double glazed window to side and rear.

Landing

With stairs leading from the entrance hall, recently carpeted, door leading to various rooms, loft access and a double glazed window to side.

Master Bedroom

11'11" max x 15'5" max

With a door leading from the landing, recently carpeted, doors leading to the en suite and dressing room, double glazed windows to front and a central heating radiator.

En Suite

8'0" x 5'6"

With a door leading from the master bedroom, tiled walls, WC, wash hand basin, bath with waterfall shower over, recessed spotlights and a chrome heated towel rail.

Dressing Room

5'10" x 8'9"

With a door leading from the master bedroom, space for dressing table, double glazed window to front, recessed spotlights and a central heating radiator.

Bedroom Two

13'11" x 8'3"

With a door leading from the landing, double fitted wardrobe, double glazed window to rear, recessed spotlights and a central heating radiator.

Bedroom Three

8'10" x 8'5"

With a door leading from the landing, double fitted wardrobes, double glazed window to rear and a central heating radiator.



Bedroom Four

9'0" x 6'11"

With a door leading from the landing, double glazed window to rear, fitted wardrobe and a central heating radiator.

Bathroom

7'1" x 8'0"

With a door leading from the landing, tiled walls, WC and wash hand basin set into vanity unit, p shaped bath with waterfall shower over, double glazed window to side, recessed spotlights, extractor fan and a chrome heated towel rail.

Double Garage

18'8" x 15'1"

With an electric roller shutter door to front, one and a half bowl sink and drainer, plumbing for washing machine, wall mounted boiler, eaves storage, power and light and door to garden.

Garden

With doors leading from the garage, dining room and utility room, patio area, lawn beyond, mature shrub borders, decked seating area, outdoor power points, outdoor tap, space for a garden shed and gated side access.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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