



Connells

The Village  
Kingswinford





### Property Description

This property is a part of the idyllic setting of 'The Village', which neighbours St Mary's church, Kingswinford. There's an array of beautifully appointed and individual cottage-style properties all benefiting from a cul de sac position. Communal parking to head of cul-de-sac and directly behind no9's garden.

### To The Front

Pathway to front door with wrought iron railings.

### Lounge

14' 3" x 12' 6" (4.34m x 3.81m)  
Impressive front door to the front elevation. Double glazed window to the front elevation. Doors to study and kitchen. Radiator, log burner and stairs off to first floor landing.

### Study

7' 10" x 6' 7" (2.39m x 2.01m)  
Double glazed window to the front elevation and radiator.

### Cloakroom

Suite comprising; wash hand basin and wc

### Kitchen

15' 8" x 9' 7" (4.78m x 2.92m)  
Double glazed window and door to the rear elevation, two skylights, range cooker, double belfast sink, wall and base units. Tiled flooring. Boiler cupboard.

### Landing

Doors to;

### Bedroom One

12' 4" x 8' 8" (3.76m x 2.64m)  
Double glazed window to the front elevation and radiator. Loft access. Door to;

### Bedroom Two

7' 10" x 6' 6" (2.39m x 1.98m)  
Double glazed window to the front elevation and radiator.

### Loft

12' 6" x 5' 3" (3.81m x 1.60m)  
Useful loft space with spotlights and radiator. Currently used as office/hobby room.

### Shower room

Double glazed window to the rear elevation and suite comprising; shower cubicle, wash hand basin, wc and radiator rail.

### Rear Garden

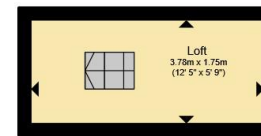
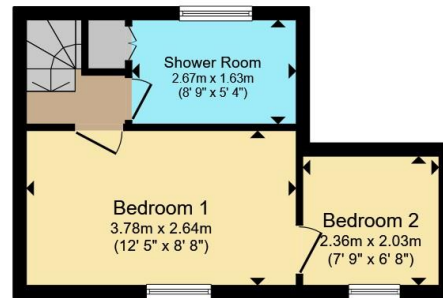
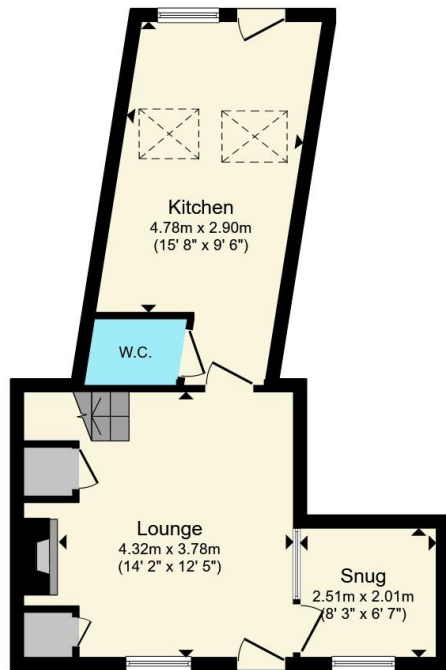
Fully enclosed rear, walled, cottage garden with blocked paving and graveled area, gate to the rear. Shed. Covered patio area.

### To The Rear

Gate gives access to communal pathway and current parks just to side of this area.







**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 71.6 m<sup>2</sup> (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/SBR313300](http://connells.co.uk/Property/SBR313300)**

Tenure: Freehold



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