



Cross Street, Kingswinford DY6 9LY

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Located in the heart of Kingswinford this expensively appointed and beautifully presented four bedroom detached family home has been much improved by the current owners. Having been thoughtfully laid out the ground floor accommodation comprises of; welcoming entrance hall, spacious study, stunning open plan kitchen family room with dining area, modern fitted kitchen with centre island and integrated appliances, further snug / seating area, practical utility room, spacious lounge with access to the rear garden and stylish shower room with bespoke fitted storage. To the first floor is a spacious master bedroom with a modern fitted en suite shower room, three further double bedrooms and a stylish family shower room. The property is complete with a private rear garden with various seating areas including a decked seating area with pergola above and outdoor heaters, spacious tarmacadam driveway to front with iron electric gate and garage. This gorgeous family home benefits from being within walking distance of Kingswinford village offering an array of local amenities including doctors, library and butchers and sought after primary and secondary schools.





Front of the Property

With a tarmacadam driveway to front with a paved border, electric iron gate, double glazed door leading to the hall, electric roller shutter door leading to the garage and gate to side providing access to the rear.

Entrance Hall

With a double glazed door leading from the front, tiled floor, storage cupboard, stairs to the first floor landing and a central heating radiator.

Study

14'4" x 11'5"

With a door leading from the entrance hall, double glazed bay window to front, tiled floor and a central heating radiator.

Open Plan Kitchen Family Room

Dining Area

15'3" x 11'8"

With a door leading from the entrance hall, wall lights, opening to kitchen, opening to rear hall, door to utility, recessed spotlights and a central heating radiator.

Kitchen

23'9" max x 19'7"

With an opening from the dining area, fitted with a range of high quality wall and base units with Quartz worksurfaces over, plinth lights, centre island with overhang seating and built-in storage, sink with boiling water tap, integrated dishwasher and double oven, induction hob with splash back, space for American style fridge freezer, opening to snug area with wall lights and double glazed window to rear, two double glazed sky light windows, recessed spotlights, bi folding doors leading to the rear garden and two central heating radiators.

Utility

10'4" x 6'10"

With a door leading from the dining area, range of fitted wall and base units with worksurfaces over, plumbing for washing machine, space for tumble dryer, door to garage, recessed spotlights and a central heating radiator.

Rear Hall

With an opening from the dining area, door leading to shower room and opening to lounge.



Lounge

16'7" x 11'11"

With an opening from the rear hall, double glazed french doors to garden, recessed spotlights and a central heating radiator.

Shower Room

9'7" x 8'9"

With a door leading from the rear hall, tiled floor, part tiled walls, built in storage, walk in shower cubicle with waterfall shower over and separate shower attachment, WC, wash hand basin, wall mounted boiler, double glazed windows to side, recessed spotlights, extractor fan and a chrome heated towel rail.

Landing

With stairs leading from the entrance hall, double glazed window to front, further stairs leading to bedroom four, doors leading to various rooms, storage cupboard and loft access.

Bedroom One

11'8" x 8'11"

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

En Suite

6'2" x 6'10"

With a door leading from the master bedroom, tiled walls and floor, bath with waterfall shower over and separate shower attachment, WC, wash hand basin set into vanity unit, built in wardrobes, double glazed window to rear, extractor fan and recessed spotlights.

Bedroom Two

12'5" x 9'8"

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

Bedroom Three

10'6" x 9'6"

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

Bedroom Four

18'11" x 6'8"

With a door and stairs leading from the landing, double glazed window to front, recessed spotlights and a central heating radiator.



Shower Room

5'11" x 7'4"

With a door leading from the landing, tiled floor and walls, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan and a chrome heated towel rail.

Garden

With doors leading from the lounge and kitchen, patio area, outdoor lights, decked seating area with pergola and outdoor heaters, decorative chipping stones, lawn to side, various outdoor power points and gated side access.

Garage

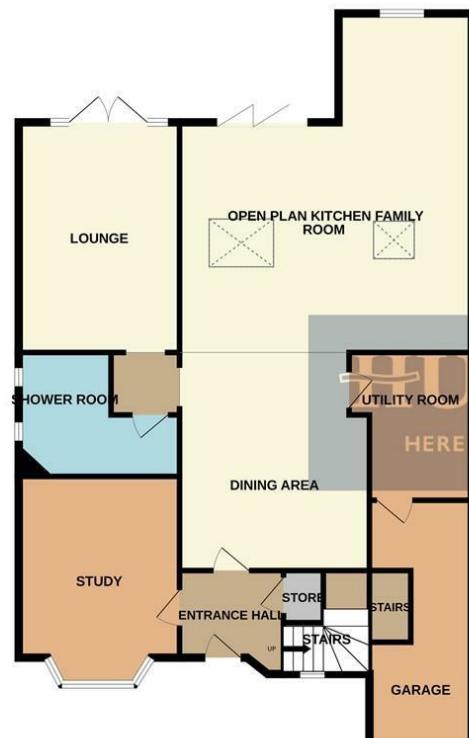
21'7" x 7'1"

With an electric roller shutter door to front, power and light and door leading to utility.

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GROUND FLOOR

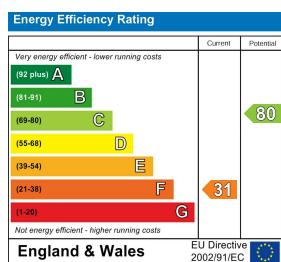


1ST FLOOR



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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Stourbridge -
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