



Low Drive, Kingswinford, DY6 8JB

QUALITY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME BUILT BY HADLINGTON BROTHERS | QUIET LEAFY PRIVATE CUL DE SAC LOCATION | HALL, CLOAKS/WC | LOUNGE, IMPRESSIVE KITCHEN DINER FAMILY ROOM WITH BI FOLD DOORS AND LANTERN ROOF WINDOW | FITTED STUDY (FORMED FROM ORIGINAL GARAGE) | TWO BEDROOMS WITH EN SUITES/FITTED WARDROBES | FAMILY BATHROOM, NO UPWARD CHAIN, EPC RATING C.

Asking Price: **£365,000**



FRONT OF THE PROPERTY

Block paved driveway, lawn with shrub borders and gate to side access.

ENTRANCE HALL

Door with glazed side panels leading from the front, stairs to the first floor, wooden floor, radiator and doors off to:

LOUNGE

4.7m x 3.6m

Feature fire place/fitted coal effect gas fire, double glazed window to front, double opening doors to kitchen family room, wooden floor and radiator.

STUDY

2.69m x 2.4m

Formed from original garage; door leading from the entrance hall, fitted oak fronted units and desk, double glazed window to side and a radiator.

GUEST CLOAKROOM

'L' shaped with white suite comprising: WC, wash hand basin, tiled splash back, wooden floor, extractor and radiator.

EXTENDED OPEN PLAN KITCHEN FAMILY ROOM

max

8.2m x 6.5m

With doors leading from the entrance hall and lounge. Kitchen area fitted with a range of wall and base units, oak work surfaces with tiled splash back, six ring gas hob, integrated oven, stainless steel cooker hood above, sink, fitted dishwasher and fridge freezer. Double glazed windows to side and rear. Open entrance to utility space with worktop and appliance space and gas central heating boiler. Dining area being 'L' shaped with wooden floor and radiator. The sitting room extension has a double glazed roof lantern window, double glazed bi fold doors to rear, feature double glazed window, wooden floor and wood burner on slate hearth.

LANDING

Having loft access, radiator and airing cupboard with doors leading to:

MASTER BEDROOM

into wardrobes

3.8m x 3.5m

With a double glazed window to front and built in wardrobes. Radiator and door to:

EN SUITE

This white suite comprises: WC, wash hand basin and shower cubicle. Part tiled walls, shaver point, radiator, extractor and double glazed window to front.

BEDROOM TWO

into wardrobes

3.5m x 3.5m

With built in wardrobes, radiator and double glazed window. Door to:

EN SUITE

This white suite comprises: WC, wash hand basin, shower cubicle, part tiled walls, shaver point, radiator, extractor and double glazed window.

BEDROOM THREE

3m x 2.5m

With a double glazed window to front and radiator.

BEDROOM FOUR

2.7m x 2.2m

With a double glazed window to rear and radiator.

BATHROOM

A white suite comprising: bath, wash hand basin and w.c., part tiled walls, shaving point, extractor, radiator and double glazed side window.

GARAGE STORE

Having up and over door, light and power.

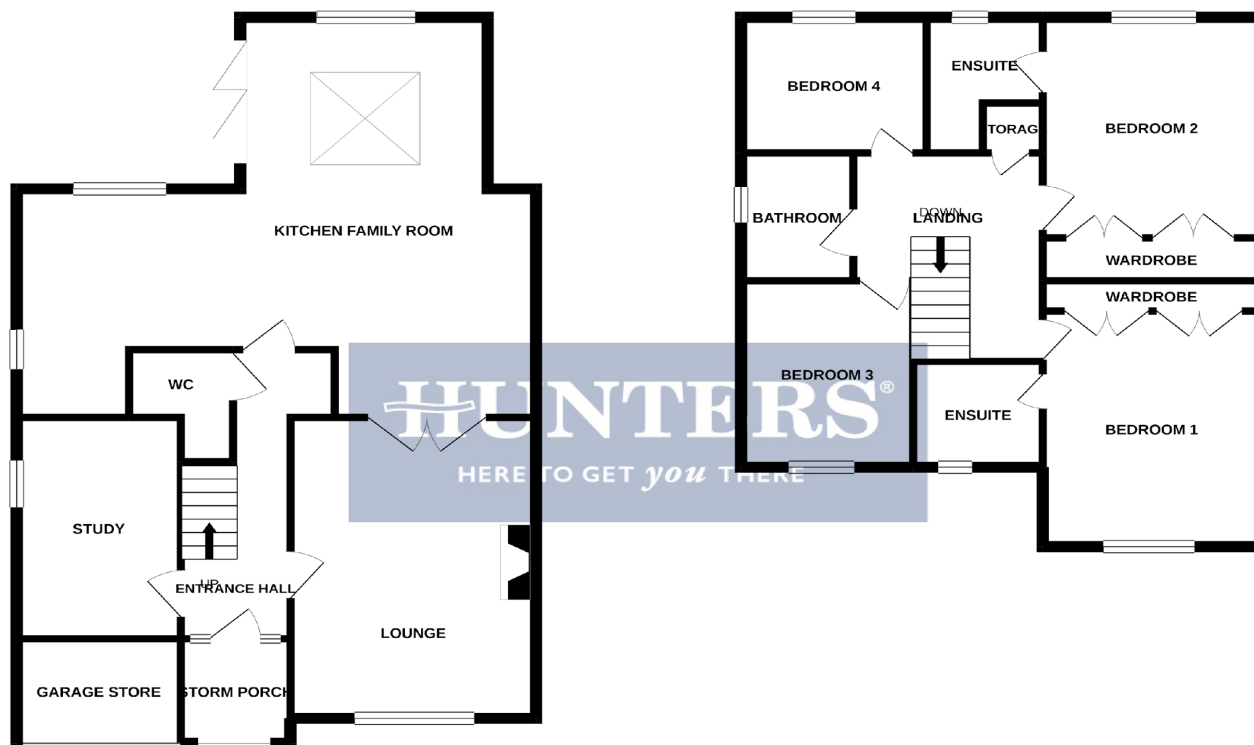
GARDEN

The front of the property is neatly laid out and enjoys a leafy aspect giving a high degree of privacy. The rear garden takes in paved patio having side path and gate to front, lawned area, oak tree (subject to Tree Preservation Order). The rear garden is fully enclosed with fencing and borders.



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 Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(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	

DISCLAIMER

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.

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