



21 Kinloch Drive, Dudley, DY1 3DB

BERRIMAN  
EATON

# 21 Kinloch Drive, Dudley, DY1 3DB

Kinloch Drive is an executive detached family home, originally built by Bryant Homes to the Stratford design. The property has a block paved driveway suitable for parking several vehicles off road, integrated garage and a large rear garden with an elevated private aspect with beautiful views. The internal accommodation briefly comprises living room with double doors into the dining room, conservatory, cloakroom/wc, modern dining kitchen with integrated appliances, separate utility and shower room with home office to the ground floor. To the first floor there is an en-suite to the principal bedroom, three further generous bedrooms and family bathroom. The property benefits from central heating and double glazing. Viewing is highly recommended

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Kinloch Drive is an exclusive cul de sac located on the sought after development of EARLS KEEP, with access from the Burton Road (B4558) just three miles from Junction 2 of the M5 & four miles from Wolverhampton, having convenient commuter access to Birmingham. The Bishop Milner Catholic College is located close by together with the Dudley College of Technology. There are the shops and facilities in nearby Gornal, and Dudley is also within convenient travelling distance.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door which sits beneath a tile hung canopy and has a double glazed window to the front elevation, radiator, understairs storage cupboard and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has a vanity wash hand basin incorporating the low level W.C., tiled splash backs, radiator and a uPVC double glazed opaque window to the rear elevation. The LIVING ROOM has a natural limestone feature fire place with inset coal effect gas fire and marble hearth, two radiators, coved ceiling, wall light points and a double glazed walk-in bay window to the front elevation. Double opening doors lead through to the DINING ROOM which has a radiator, coved ceiling and French doors into the conservatory. The CONSERVATORY is of brick and double glazed construction with a glass roof. There is a wall mounted Dimplex heater and double glazed French doors leading to the rear garden. The KITCHEN/DINING ROOM is fitted with a range of high quality wall and base units with complementary quartz work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. There is a Miele induction hob with Neff domino hob and extractor hood over. Integrated double Neff oven, space for a large fridge freezer and an integrated dishwasher. Two vertical radiators, spotlights, loft access and tiled floor. There is a Vaillant wall mounted central heating boiler, two double glazed windows to the rear elevation and a double glazed door to the side passage. The UTILITY has a stainless steel single drainer sink unit with mixer tap and tiled splash back, space and plumbing for a washing machine and tumble dryer, heated ladder towel rail, spotlights and an extractor. There is a separate WALK-IN shower cubicle with multi-headed shower, chrome heated ladder towel rail, tiled walls and plumbing for a toilet. The OFFICE is hardwired with an ethernet cable for internet connection and has a vertical radiator and a double glazed window to the front elevation.

The staircase rises to the first floor LANDING with loft access via a pull down ladder, a large Airing Cupboard housing the hot water cylinder and a backup immersion heater. There is a radiator and a double glazed window to the front elevation. The PRINCIPAL BEDROOM has a fitted double wardrobe, radiator and a double glazed walk-in bay window to the front elevation. The EN-SUITE has a curved shower cubicle, vanity wash hand basin and low level W.C. Tiling to the walls and floor, spotlights, radiator and a double glazed opaque window to the side elevation. BEDROOM TWO has a radiator, a walk-in storage cupboard and a double glazed window to the rear elevation. BEDROOM THREE has a fitted double wardrobe, fitted drawers, a radiator and a double glazed window to the rear elevation. BEDROOM FOUR has a fitted wardrobe, radiator and a double glazed window to the front elevation. The BATHROOM is fitted with a contemporary white suite and comprises bath with electric shower over and glazed side screen and a vanity wash hand basin incorporating the low level W.C. there is a radiator, spotlights, tiling to the walls and a double glazed opaque window to the rear elevation.

## OUTSIDE

The property occupies a generous plot and has a large block paved driveway in a herringbone style providing off road parking for several vehicles. There is a lawned foregarden, planted borders and access to the single GARAGE which has an elevating door. There is gated side access to the rear garden which enjoys elevated views across the Client and Clee hills and has a large paved patio area with steps leading down to the lawn area with gravelled borders either side and an ornamental pond. There is an additional pergola patio, hard standing for a shed, fencing to the boundary and an additional gate giving access to the wooded area to the rear.

### TENURE FREEHOLD

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E – Dudley MBC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£550,000

EPC: C

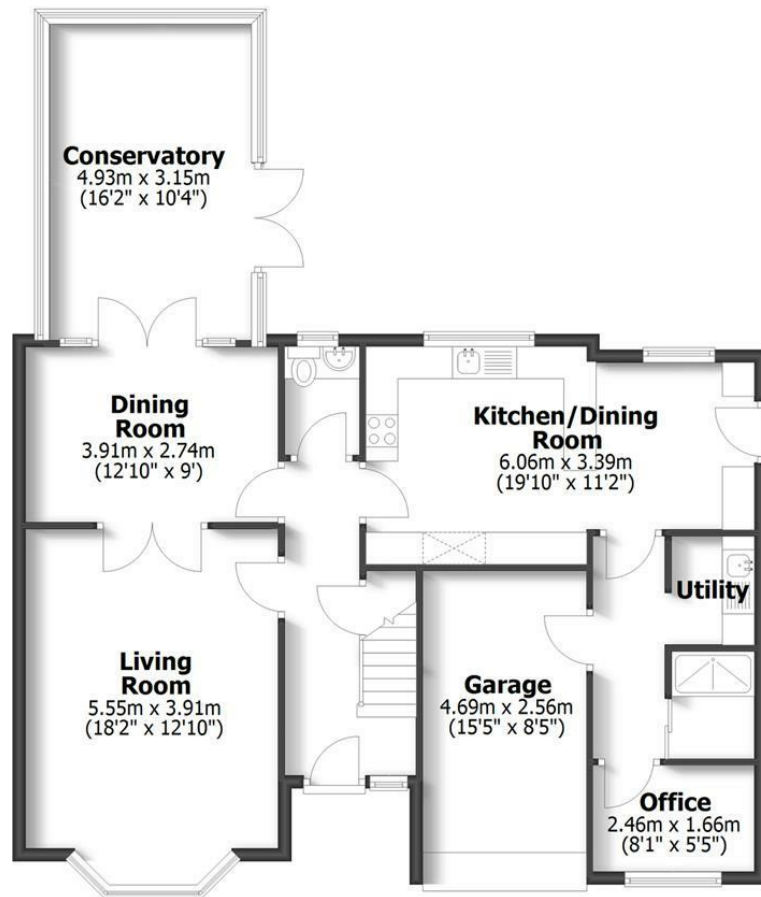
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



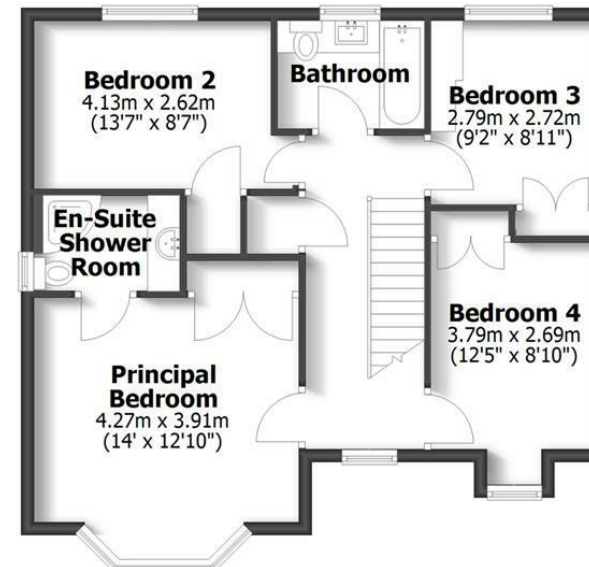
**21 Kinloch Drive**  
Dudley

HOUSE: 155.7sq.m. 1676sq.ft.  
GARAGE: 12.0sq.m. 129sq.ft.  
**TOTAL: 167.7sq.m. 1805sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

