

Meadow View, Mile Flat, Greensforge, Kingswinford, South Staffordshire, DY6 0AU

BERRIMAN EATON











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A stunning contemporary property in this desirable South Staffordshire location with large gardens, leisure complex and finished to a 'London Penthouse' vibe complimented by high tech controls for the heating, security and ambient light settings.

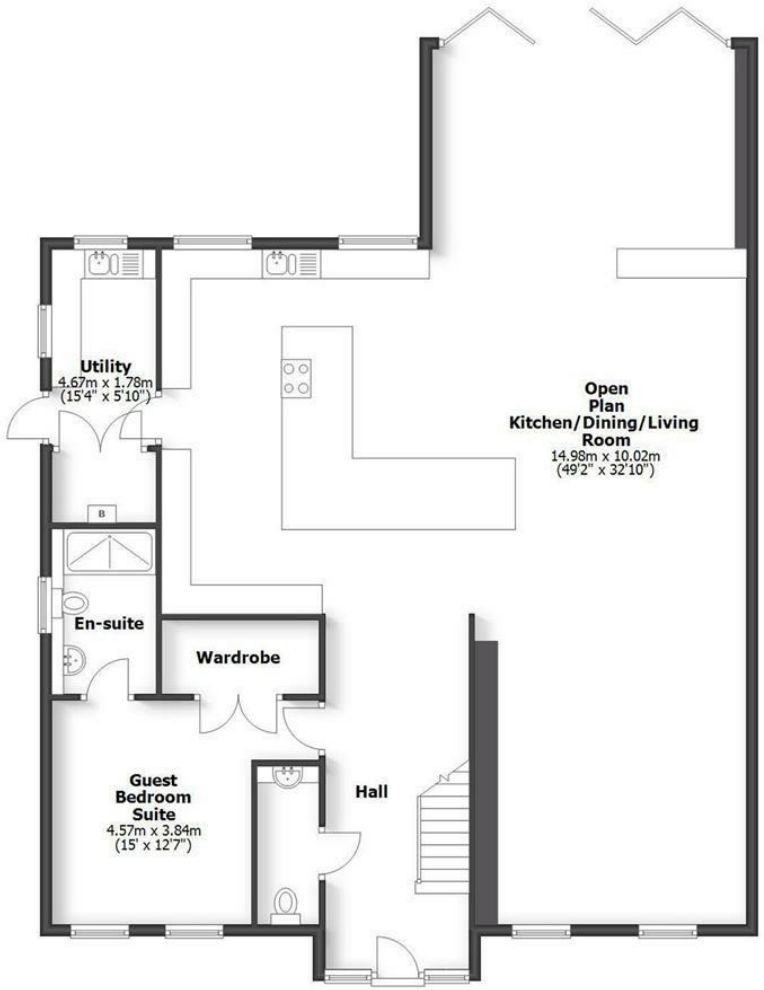
Wombourne - 3 miles, Dudley - 5.5 miles, Stourbridge - 5 miles, Merry Hill Centre - 6 miles, Kidderminster - 8 miles, Birmingham - 16 miles (All distances are approximate).

Meadow View, Mile Flat
Greensforge

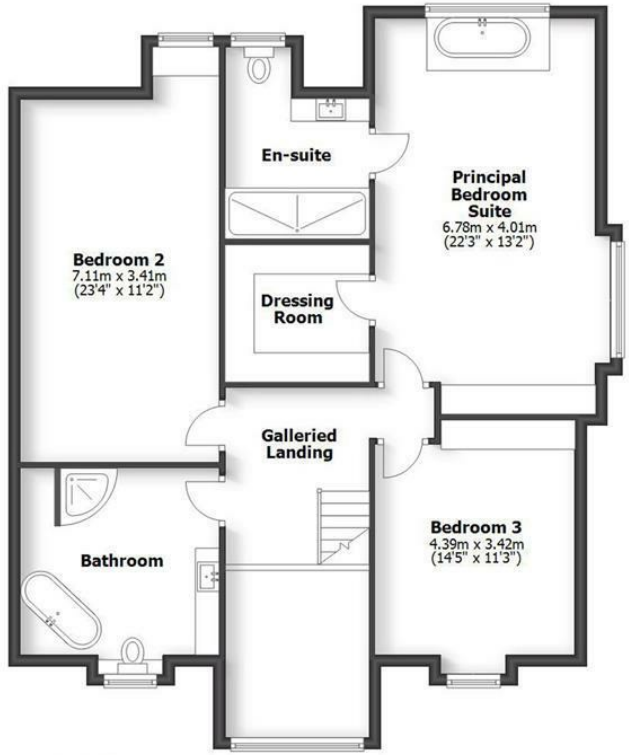
HOUSE:	264.8sq.m.	2850sq.ft.
ANNEX:	61.8sq.m.	665sq.ft.
TOTAL:	**326.6sq.m.**	**3515sq.ft.**

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

LOCATION
On the South Staffordshire border, this location is semi-rural amidst some lovely countryside with near-by canal tow paths along the Staffordshire Worcestershire canal. Highgate Common, Halfpenny Green Airport, numerous golf clubs and sports facilities are all within easy reach, yet the convenience to the A449 gives a remarkably easy commute into the West Midlands and motorway network.

PROPERTY BACKGROUND
Designed by the award winning CJZ Design Architects for a private client, this and the adjoining property reach not only outstanding design elements for space, flow and light, but are also equipped with luxury fittings and technology including air conditioning throughout, for modern day ease. In the garden is a detached 'leisure room, equipped with a showeroom, office space and entertaining area with bi-folding doors. Please view our video for a further taste: https://youtu.be/mLVq7oYi954

ACCOMMODATION DETAIL
The property has underfloor heating, air conditioning, ambient light settings and ceramic tiled floors to the ground floor. Areas have surround sound and bathroom and wardrobes have motion lighting. The open plan kitchen with designer units has Miele branded appliances, whilst the bathrooms include Corian illuminated vanity units to all bathrooms, wall hung WC's and walk in showers. Each room has the facility for wall mounted TV's. The choices of tiling and wall finishes create a timeless interior.

ACCOMMODATION
The hall has a steel and glass floating staircase to the gallery landing above, whilst on the ground floor there is a Guest WC, double bedroom with built in wardrobes and en-suite shower room. The extensive living area is open plan, with a media wall incorporating an electric fire, surround sound and leading into the garden room area with high vaulted ceiling and glazing overlooking the rear garden and full width bi-folding doors.

The extensive fitted kitchen has a large range of cupboards with Corian work tops, sink with boiling and filtered water tap, appliances that include; fridges, freezer, dishwasher, ovens, hob and extractor with an shaped breakfast bar. A separate utility includes fittings, sink unit and plumbing for the washing machine.

On the first floor from the gallery landing, the principle bedroom suite has full height windows with views to the rear and a free standing bath in a centre position; walk in fitted dressing room and en-suite shower room with a 2.5m walk through shower. There are two further double bedrooms with a range of fitted wardrobes and furniture that share the luxury house bathroom.

LEISURE COMPLEX
A detached garden building also with underfloor heating and ceramic tiled floor; open plan entertaining space with media wall and fitted kitchen area with Quartz work tops and fridge freezer appliances, 5m bi-folding doors to the rear terrace and guest bedroom suite with walk in wardrobe, en-suite comprising vanity unit, WC, walk in shower and vanity unit.

OUTSIDE
The property has large gardens mainly laid to lawn with full width sun terraces, outside lighting, power points, farmland views and shed. At the front electric gates provide a shared entrance into the private sweeping driveway that provides excellent parking.

TENURE
We are advised the property is FREEHOLD. Verification should be sought through your legal representative.

SERVICES
We are advised mains water, gas and electricity are connected - the property has it's own septic tank.

LOCAL AUTHORITY
South Staffordshire DC: Awaiting confirmation of Council Tax

FIXTURES AND FITTINGS
A high level of items are already fitted and form part of the sale. Other items are available by separate negotiation.

VIEWING
STRICTLY BY APPOINTMENT ONLY. ENQUIRIES TO: caroline@berrimaneaton.co.uk Tele: 07791166023

Offers Around £900,000 EPC: B

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.












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NAKED







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