

43 Broad Street, Kingswinford, DY6 9LP

BERRIMAN
EATON

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This is a charming period detached family home which has a double fronted aspect and has been sympathetically extended and maintained during their tenure. There is a large rear garden which has a wooden pergola and a Summerhouse. The internal accommodation briefly comprises a lounge, dining room, kitchen/family room, utility and downstairs shower room to the ground floor. To the first floor there are four bedrooms, family bathroom, en-suite shower room with dressing area to the principal bedroom. There is also a dry cellar ideal for conversion to a cinema room. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Broad Street is a highly desirable road situated between Market Street and Cot Lane, giving excellent access to the shops and facilities of Kingswinford High Street. The A491 gives direct access to Stourbridge and Wolverhampton and has regular buses. The property is close to King George V and Cot Lane Parks, perfect for outdoor recreation. Summerhill High School is also conveniently situated.

DESCRIPTION

This is a charming period detached family home which has a double fronted aspect and has been sympathetically extended and maintained during their tenure. There is a large rear garden which has a wooden pergola and a Summerhouse. The internal accommodation briefly comprises a lounge, dining room, kitchen/family room, utility and downstairs shower room to the ground floor. To the first floor there are four bedrooms, family bathroom, en-suite shower room with dressing area to the principal bedroom. There is also a dry cellar ideal for conversion to a cinema room. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a wooden door with opaque insert panels, staircase with wooden balustrades, arch to the CELLAR and Minton style tiled flooring. The cellar has a double glazed window and is ideal for storage or conversion to a games/cinema room. The LOUNGE has an open fire with surround, wooden flooring, double glazed window to the front elevation and radiator. The DINING ROOM has parquet flooring, log burner recessed within the fireplace, double glazed window to the front elevation and radiator. The KITCHEN/FAMILY ROOM is fitted with a range of bespoke wall and base units with complementary work surfaces with inset double Beflast sink with mixer tap, central island which incorporates a breakfast bar both sides. There is space for a range style oven with extractor, fridge freezer and an integrated dishwasher. There are double glazed bi-fold doors onto the rear garden, double glazed window overlooking the rear garden, vertical radiator and door into the UTILITY. This has a worksurface with inset Belfast sink and mixer tap, space and plumbing for washing machine and tumble dryer, double glazed door and window to the rear garden, tiled floor, wall mounted central heating boiler and door into the SHOWER ROOM which has a large walk in shower, low level WC, pedestal wash hand basin, Minton style tiled floor, tiling to the walls and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a large storage room/playroom, radiator and loft access. The PRINCIPAL BEDROOM has double glazed windows to the rear elevation, radiator and DRESSING ROOM which has a range of fitted wardrobes and access into the SHOWER ROOM which has a large walk in shower, vanity wash hand basin with mixer tap, low level WC, vintage style radiator and tiled floor. The BATHROOM is fitted with a white suite which comprises a roll edge bath with shower attached, his and hers vanity wash hand basin's, high level WC, double glazed sash style window to the rear elevation and tiled floor. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, coalbrookdale fireplace and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator. BEDROOM 4 has a double glazed window to the front elevation and radiator.

OUTSIDE

The property has a low wall to the front boundary with a gated access and a full width paved area giving access to the entrance and side gated access to the REAR GARDEN. This is a particular feature due to its size and which has the benefit of a full width paved patio with step down to a lawned area with wooden pergola and decking seating area, fencing to the boundary and a detached timber SUMMER HOUSE which has power, glazed windows and lighting and could be utilised as a home office.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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Lettings Office
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lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£550,000

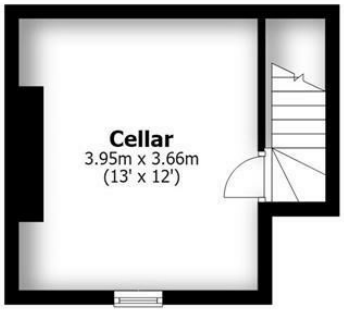
EPC: C

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.

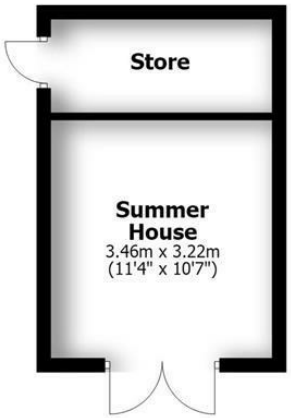





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Kingswinford

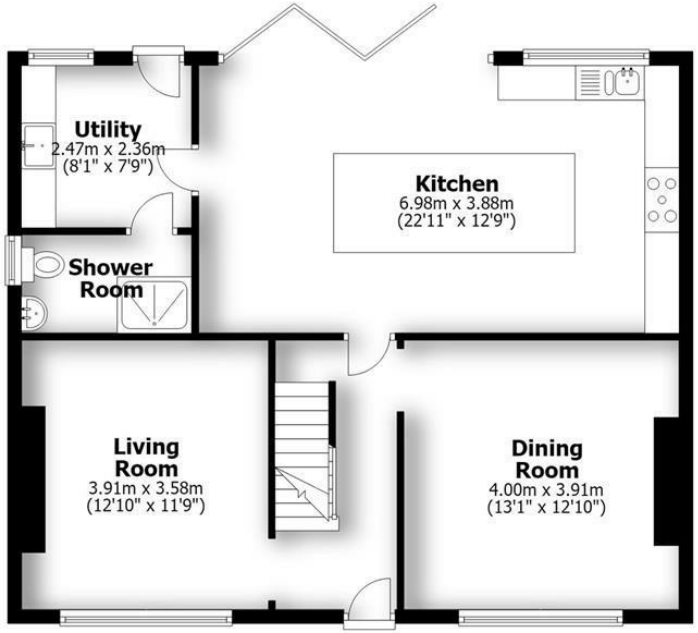


Cellar

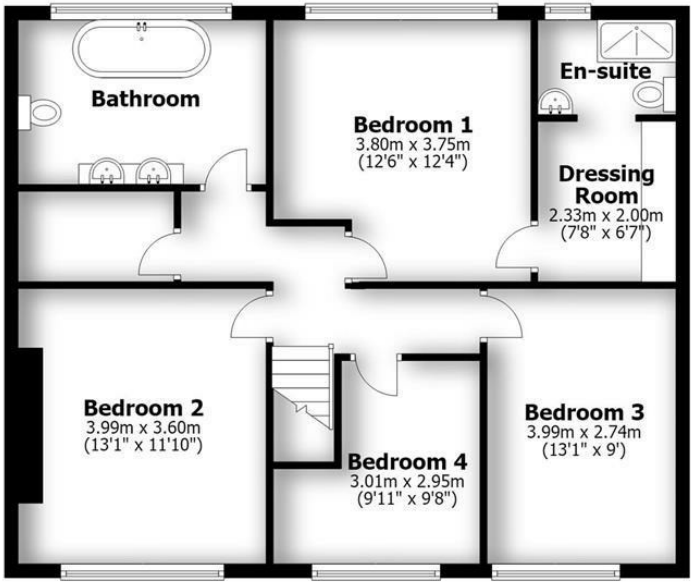


HOUSE:	150.8sq.m.	1624sq.ft.
SUMMER HOUSE:	15.8sq.m.	171sq.ft.
CELLAR:	17.1sq.m.	184sq.ft.
TOTAL:	**183.7sq.m.**	**1979sq.ft.**

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







