



9 Prosper Meadow, Kingswinford, DY6 8BA

BERRIMAN
EATON

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This is an immaculately presented detached family home which has been completely refurbished by the current owners and benefits from a generous driveway, detached garage and enclosed, private rear garden. The internal accommodation briefly comprises entrance hall, downstairs cloakroom, living room, dining room and fitted dining kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor there is a principal suite with en-suite shower room. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Prosper Meadow is a popular cul de sac which is situated just off the A4101 Dudley Road which gives excellent access to Aldi and the plentiful facilities which can be found in nearby Kingswinford High Street. The property is close to King George VI Park which has a lovely play area and is close to St Mary's Church of England Primary School and Kingswinford Academy. There are bus services that run regularly into Wolverhampton, Dudley & Merry Hill. The Pensnett Trading Estate is within walking distance.

DESCRIPTION

This is an immaculately presented detached family home which has been completely refurbished by the current owners and benefits from a generous driveway, detached garage and enclosed, private rear garden. The internal accommodation briefly comprises entrance hall, downstairs cloakroom, living room, dining room and fitted dining kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor there is a principal suite with en-suite shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed and leaded inserts, radiator and a large storage cupboard. The CLOAKROOM is fitted with a low level WC, vanity was hand basin and mixer tap, double glazed opaque leaded to front. The LIVING ROOM has a double glazed leaded window to the front elevation, radiator and coal effect gas fire and surround. There is a door into the DINING ROOM which has double glazed bi-folding doors, stairs to first floor with wooden balustrades, understairs storage and radiator. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap. There are a range of integrated appliances including oven, ceramic hob, fitted extractor, washing machine and dishwasher. There is space for a fridge freezer, plinth lighting, spotlights, double glazed window to the rear elevation, UPVC double glazed door to the side, vertical radiator and walk in storage cupboard.

The staircase rises to the first floor landing which has double glazed leaded window to the rear elevation, radiator and airing cupboard housing the hot water tank. The BATHROOM is fitted with a high quality white suite which comprises bath with mixer tap, shower cubicle, vanity wash hand basin and mixer tap, double glazed opaque leaded window to the side elevation, spotlight and tiling to walls. DOUBLE BEDROOM 2 has a double glazed leaded window to the rear elevation, spotlights, double wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the front elevation, wardrobes, spotlights and radiator. DOUBLE BEDROOM 4 has a double glazed leaded window to the front elevation and radiator.

The staircase rises to the SECOND FLOOR which has the PRINCIPAL SUITE which comprises a double glazed leaded window to the rear elevation, double glazed skylight to the front, spotlights, eaves storage, radiator and spotlights. The EN-SUITE has a walk in shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, heated ladder towel rail, double glazed sky light and spotlights.

OUTSIDE

The property occupies a corner position with a generous DRIVEWAY affording off road parking for multiple vehicles and gives access to a DETACHED GARAGE with elevating door, UPVC double glazed window to the rear elevation and a side access with electronically operated roller shutter door. The REAR GARDEN has side gated access, paved patio with a further decking area, steps to a lawned area, well planted and established borders with fencing and hedge to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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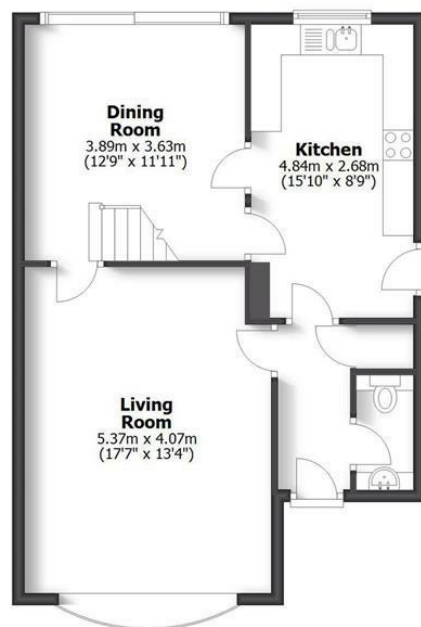
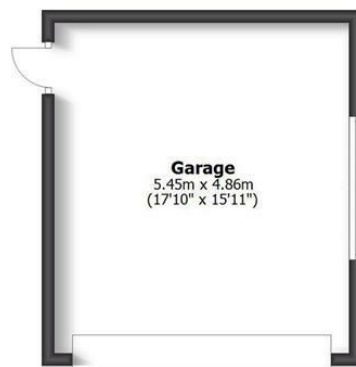
Asking Price
£550,000

EPC: C

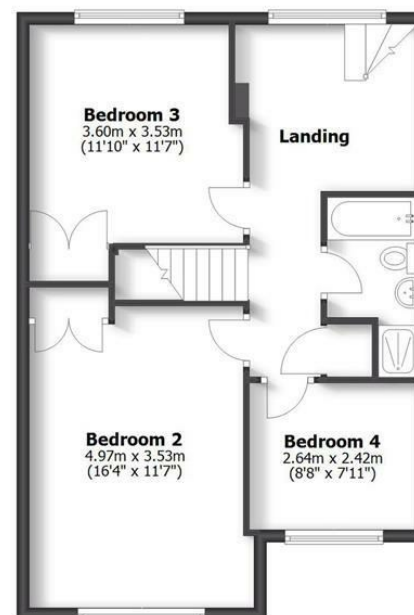
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



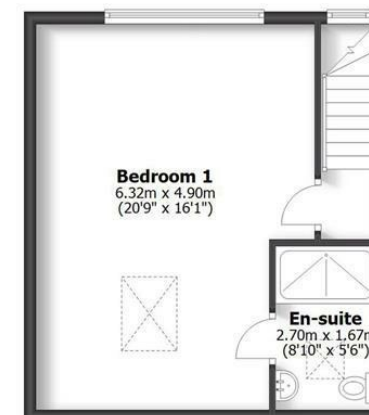
9 Prosper Meadow Kingswinford



Ground Floor



First Floor



Second Floor

HOUSE: 151.7sq.m. 1633sq.ft.
GARAGE: 26.5sq.m. 285sq.ft.
TOTAL: 178.2sq.m. 1918sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

