



Cot Lane, Dudley DY6 9TH

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EXCLUSIVE



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Located in the heart of Kingswinford and on the doorstep of Cot Lane park, this beautiful family home offers a unique opportunity to acquire a large detached home with a separate self contained annexe, the property is conveniently located within walking distance of sought after primary and secondary schools and

Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers. In brief the property comprises of; welcoming entrance hall with guest cloakroom, spacious lounge with bay window and feature fireplace, modern fitted kitchen dining room with log burner and practical utility room both with access to the rear garden, rear hall with underfloor heating providing access to a separate study and snug and further WC. To the first floor the property offers five well proportioned bedrooms including bedroom two with fitted wardrobes and en suite bathroom with shower and bath and is completed with a modern family bathroom to service the remaining bedrooms. The loft space has been converted to offer an impressive master bedroom with en suite bathroom and walk in wardrobe. The property further benefits from a private and low maintenance rear garden with decked seating area and access to a separate home gym with power and light, self contained annexe with a large living area, modern fitted kitchen with space for appliances and bathroom, with access from the side of the property this offers great potential to families looking for multi generational living. The property is completed with a private access set behind electric gates with a large block paved driveway and secure side access to the house and self contained annexe.





Front of the Property

Set behind electric gates offering vehicle and pedestrian access, block paved driveway, gate to side and mature shrub borders.

Entrance Hall

With a door to side, tiled floor, doors leading to various rooms, stairs leading to the first floor landing, storage cupboard and a central heating radiator.

WC

With a door leading from the entrance hall, tiled walls, WC, wash hand basin and extractor fan.

Lounge

12'2" x 14'8"

With a door leading from the entrance hall, double glazed bay window to front, feature fire place and a central heating radiator.

Utility

12'0" x 6'7"

With a door leading from the entrance hall, tiled floor, range of fitted wall and base units, work surfaces over, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer double glazed door to garden, double glazed window to rear and a central heating radiator.

Kitchen Dining Room

29'11" max x 13'0" max

With a door leading from the entrance hall, double glazed bay window to front, space for dining table, log burner with decorative beam above, opening to kitchen fitted with a range of wall and base units, worksurfaces over with matching upstands, space for oven with extractor fan above, integrated wine cooler and microwave, Belfast sink and drainer, space for tall fridge freezer, double glazed french doors to garden, central heating radiator and recessed spotlights.

Rear Hall

With an opening to the rear hall, doors leading to various rooms, tiled floor and recessed spotlights.

Snug

8'3" x 12'10"

With a door leading from the rear hall, double glazed window to rear and tiled floor with underfloor heating.

WC

With a door leading from the rear hall, WC, wash hand basin with tiled splash back, extractor fan, tiled floor with underfloor heating and a double glazed window to side.



Study

8'1" x 9'0"

With a door leading from the rear hall, double glazed bay window to rear, recessed spotlights and tiled floor with underfloor heating.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, stairs leading to master bedroom and recessed spotlights.

Bedroom Two

10'9" x 11'2"

With a door leading from the landing, fitted wardrobes, doors leading to en suite, fitted wardrobes, double glazed window to front with privacy glass and a central heating radiator.

En Suite

8'3" x 16'0"

With a door leading from bedroom two, tiled floor and part tiled walls, wash hand basin set into vanity unit, WC, walk in shower cubicle with waterfall shower over and separate shower attachment, freestanding bath with shower attachment, shaver point, double glazed Velux windows to front, recessed spotlights, extractor fan, central heating radiator with towel rail, underfloor heating and eaves storage with light.



Bedroom Three

12'8" x 9'3"

With a door leading from the landing, double glazed window to front and side with privacy glass, storage cupboard and a central heating radiator.

Bedroom Four

11'8" x 6'3"

With a door leading from the landing, fitted wardrobe and desk, double glazed window to rear and a central heating radiator.

Bedroom Five

8'4" x 6'2"

With a door leading from the landing, fitted wardrobe, double glazed window to rear and a central heating radiator.

Bedroom Six

7'2" x 7'7"

With a door leading from the landing, double glazed window to side, fitted wardrobes and a central heating radiator.

Bathroom

7'6" x 7'5"

With a door leading from the landing, tiled walls, walk in shower cubicle with waterfall shower over separate shower attachment, corner bath, WC and wash hand basin set into vanity unit, double glazed window to side, extractor fan and a chrome heated towel rail.



Master Bedroom

16'5" x 13'3"

With stairs leading from the first floor landing, door to en suite, walk in wardrobe, double glazed Velux windows to front, double glazed window to rear, recessed spotlights and two central heating radiators.

Walk in Wardrobe

8'0" x 5'1"

With a door leading from the master bedroom, light and storage.

En suite

8'3" x 16'0"

With a door leading from the master bedroom, tiled walls and floor, freestanding bath with shower attachment, walk in shower cubicle with waterfall shower over, WC, wash hand basin, double glazed Velux windows to front, central heating radiator with towel rail, extractor fan, underfloor heating, recessed spotlights and shaver point.

Self Contained Annexe

15'10" x 16'2"

With a double glazed door leading from the garden, large open plan living area with an opening to a fitted kitchen with a range of fitted wall and base units, work surfaces over with tiled splash back, one and a half bowl stainless steel sink and drainer, integrated oven and microwave, plumbing for washing machine or dishwasher, space for fridge /



freezer, gas hob, recessed spotlights, extractor fan, air conditioning and heating unit, double glazed Velux windows, double glazed bi fold doors to garden, double glazed window to front, door to bathroom and recessed spotlights.

Bathroom

6'1" x 4'8"

With a door leading from the living area, part tiled walls, corner bath, WC, wash hand basin, double glazed window to front, extractor fan and recessed spotlights.

Home Gym

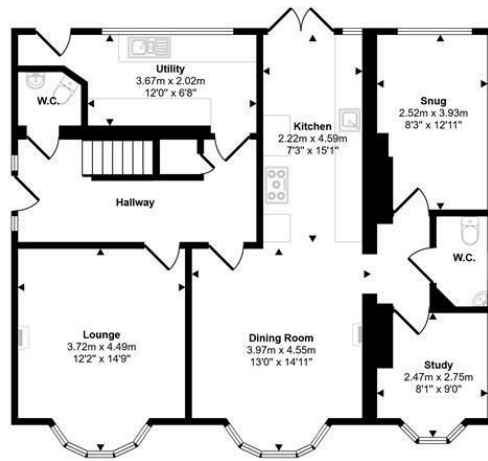
9'0" x 9'1"

With doors leading from the decked seating area and used as a home gym by the current owners this useful space benefits from power and light and could also be used as a home office.

Garden

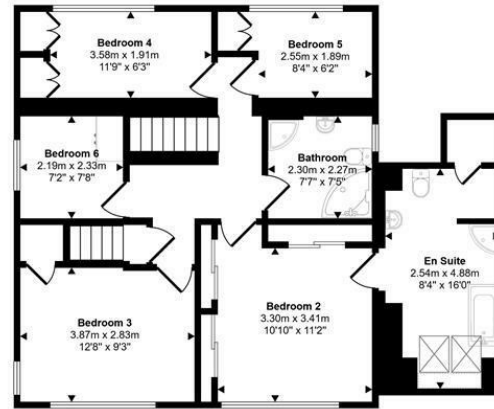
With access from the utility and kitchen dining room, large patio area, further decked seating area, double glazed door and bi fold doors to the annexe, outdoor power points, outdoor tap, gated side access and door to home gym.

Approx Gross Internal Area
250 sq m / 2694 sq ft



Ground Floor
Approx 92 sq m / 989 sq ft

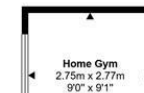
Denotes head height below 1.5m



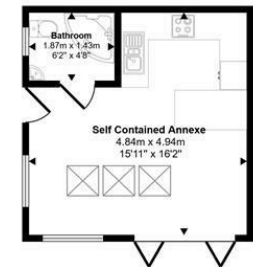
First Floor
Approx 82 sq m / 883 sq ft



Second Floor
Approx 45 sq m / 486 sq ft

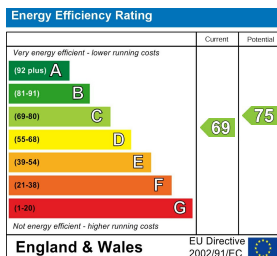


Garden Room
Approx 8 sq m / 82 sq ft



Studio
Approx 24 sq m / 254 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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