



Cot Lane, Kingswinford DY6 9TY

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EXCLUSIVE



## Cot Lane, Kingswinford DY6 9TY

This beautifully presented and extended detached family home is set well back from the roadside and offers versatile living accommodation ideal for growing families. Situated in this highly desirable area of Kingswinford offering a wealth of local amenities as well as catchment for both sought after primary and secondary schools and great transport links. In brief the property comprises of; storm porch, welcoming entrance hall, cosy lounge with bay window, open plan kitchen family room with underfloor heating and surround sound system, dining area and snug with bespoke fitted media wall, practical utility / WC, separate study, landing, three well proportioned bedrooms with fitted wardrobes, modern family bathroom with both roll top bath and shower cubicle, and a ground gym with stylish en suite shower room. The property is completed with a private rear garden with separate outbuilding and a generous size chipping stone driveway to front with electric gated access.





**Front of the Property**

With electric gates to front, chipping stone driveway with mature shrub borders, vaulted storm porch, double glazed door to front, side access and outdoor power point.

**Entrance Hall**

With a double glazed door and window to front, doors leading to various rooms, storage cupboard and stairs leading to the first floor landing.

**Lounge**

13'6" into bay x 10'11"

With a door leading from the entrance hall, double glazed bay window to front, decorative fireplace with beam above and a central heating radiator.

**Gym**

13'9" x 10'0"

With access from the entrance hall, double glazed window to front, recessed spotlights, door leading to en suite and a central heating radiator.

**En Suite**

With a door leading from the gym tiled floor, part tiled walls, WC, wash hand basin, walk in shower cubicle, shaver point, extractor fan, recessed spotlights and a heated towel rail.



### **Open Plan Kitchen Family Room**

23'11" max x 20'3" max

With a door leading from the entrance hall, snug area with media wall offering bespoke fitted storage and colour change lighting, open to kitchen dining area fitted with a range of wall and base units with worksurfaces over and matching upstands, centre island with overhang seating, space for American style fridge freezer, space for oven, Belfast sink, integrated dishwasher, space for dining table, double glazed sky light windows, double glazed french doors to garden, double glazed window to rear, door to utility room, door to study, underfloor heating, recessed spotlights and surround sound system.

### **Utility**

9'2" x 6'5"

With a door leading from the kitchen family room, fitted with a range of wall and base units, worksurfaces over with matching upstands, inset sink, wall mounted boiler, plumbing for washing machine, space for tumble dryer, space for fridge, WC, underfloor heating and a double glazed skylight window.

### **Study**

With a sliding door leading from the dining area, feature panelling, wall lights, underfloor heating and double glazed french doors to rear.

### **Landing**

With stairs leading from the entrance hall, doors leading to various rooms, loft access and a double glazed window to side.

### **Bedroom One**

13'10" x 9'0"

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

### **Bedroom Two**

12'11" x 9'0"

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



### **Bedroom Three**

6'1" x 8'11"

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

### **Bathroom**

With a door leading from the landing, tiled floor and walls, freestanding roll top bath with shower attachment, walk in shower cubicle with waterfall shower over and separate shower attachment, WC, wash hand basin, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

### **Garden**

With doors leading from the study and dining area, patio area, outdoor lights, outdoor tap, steps down to lawn beyond with mature shrub borders, door to outbuilding and side access.

### **Outbuilding**

8'2" x 22'0"

With a door leading from the garden, double glazed windows to front, power and light.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>66</b>	Potential: <b>72</b>

EU Directive 2002/91/EC

### Viewing Arrangements

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

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