



Herringbone Way, Catesby View
Kingswinford, DY6 7NF

£375,000



A particularly impressive modern 'Executive' style home situated on the delightful and popular Catesby View development in a sought after residential area local to a range of amenities. This stunning detached residence is presented throughout to a high standard and offers spacious family accommodation that simply must be seen to be appreciated.

This outstanding four bedroom property is tastefully decorated and has been improved providing excellent noteworthy features including: a range of integrated appliances plus Silestone work tops and 5 ring gas hob in the impressive and spacious dining kitchen, built-in wardrobes with sliding doors in all bedrooms, roller shutter door to the garage, burglar alarm and CCTV security system.

Further features include a 20ft living room with French doors out, stylish family bathroom, stylish ensuite shower room, a useful utility room, downstairs WC, off road parking to the side and a delightful garden to the rear.

Council Tax Band D. Energy Rating B. Tenure FREEHOLD.

Approach By way of tarmac driveway to the side providing off road parking for numerous vehicles.

Reception Hall Composite front door, under stairs cupboard and central heating radiator.

Downstairs WC Low flush WC, wash hand basin, ceramic wall tiling, flush ceiling spot lights, extractor fan and chrome heated towel rail.

Living Room 20' 4" x 11' 3" (6.19m x 3.43m) Two central heating radiators, double glazed window to the front and double glazed French doors leading out to the rear garden.

Dining Kitchen 19' 6" x 12' 0" (5.94m x 3.65m) Inset stainless steel sink top with fitted base units and decorative Silestone work tops. Built-in oven, five ring gas hob and cooker hood, integrated refrigerator, freezer and dishwasher. Range of fitted wall cupboards, flush ceiling spot lights, central heating radiator and two double glazed windows.

Utility Room 6' 5" x 5' 10" (1.95m x 1.78m) Fitted base units and Silestone work top, fitted wall cupboards, plumbing for a washing machine, wall mounted combination boiler, central heating radiator and double glazed door leading out.

Landing Airing cupboard, central heating radiator and loft hatch for access.

Bedroom One 11' 6" x 9' 9" (3.50m x 2.97m) Range of fitted wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

En-suite Shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.





Bedroom Two 11' 10" x 9' 8" (3.60m x 2.94m) Built-in wardrobes with mirror fronted sliding doors.

Bedroom Three 9' 6" x 8' 6" (2.89m x 2.59m) Built-in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Four 8' 5" x 8' 5" (2.56m x 2.56m) Built-in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Family Bathroom 7' 2" x 6' 3" (2.18m x 1.90m) Having White suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, Chrome heated towel rail and double glazed window.

Garage 20' 2" x 10' 7" (6.14m x 3.22m) Having roller shutter door to front, door to garden, light and power points.

Rear Garden Paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, gated side access.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D
EPC RATING: B

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

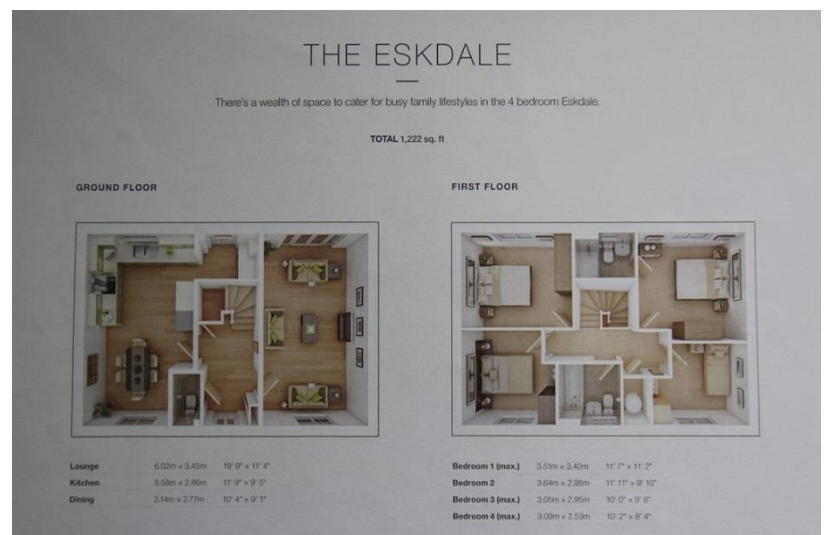
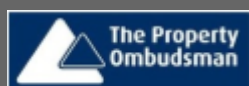




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SIGNED :

DATE: