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**Berkeley Drive**  
Kingswinford

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32 Berkeley Drive, Kingswinford DY6 9DT

This surprisingly spacious, extended and improved, 5 Bedroom Semi-detached Family Home with Rear Conservatory is well worth internal inspection to fully appreciate its overall size and layout and with its 5<sup>th</sup> Bedroom, creates ideal work from home space.

Berkeley Drive is a much sought after location, forming part of the Valley Fields development and is well placed for important local schools and amenities in Kingswinford, making it convenient.

With gas central heating, UPVC double glazing and comprising: Porch, Entrance Hall, Lounge, refitted Dining Kitchen, Rear Conservatory, Utility Room, Guest Cloakroom, Landing, 5 Bedrooms (Bedroom 1 with wardrobes), Bathroom and separate Toilet. The property is further enhanced by a single Garage, block paved front Driveway, providing excellent off road parking and Rear Garden.

OVERALL, A CONVENIENTLY PLACED AND SIZEABLE FAMILY HOME WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part obscure UPVC double glazed door having side screen, UPVC double glazed side window, tiled floor and timber door to Entrance Hall having stairs to 1<sup>st</sup> Floor, radiator and door and glazed screen to Lounge.

The Lounge has a feature electric fire, radiator, UPVC double glazed window and wide opening to the refitted Dining Kitchen having table space to the Dining Area, double glazed patio door to Conservatory and radiator. The Kitchen has a range of white gloss wall and base cupboards, worktops, sink and mixer tap, 2 Neff ovens (1 with microwave) and cupboard above and below, Bosch integrated dishwasher, Bosch induction hob with cooker hood over, integrated fridge, recessed ceiling lights, part glazed door to Utility and UPVC double glazed rear window.

The Conservatory has a brick base with UPVC double glazing top opening windows, double doors to garden, laminate floor and ceiling light with fan.

There is a good size Utility Room having worktop with 2 appliance spaces below, double wall cupboard, sink and mixer tap with double base cupboard below, radiator, UPVC double glazed rear window part obscure double glazed rear door, laminate floor, door to Garage and door to Guest Cloakroom. This has a white WC, corner basin with vanity cupboard below and tiled splashback, laminate floor and obscure UPVC double glazed window.

The Garage has a single opening and bi-fold door to front, access to small loft over and Store (below stairs).

On the 1st Floor, there is a Landing with loft access, Store and doors leading off.





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Bedroom 1 has a range of 3 double Beech style built-in wardrobes with 2 x 3 drawer bedside units, dressing table unit with cupboard and drawers, radiator and UPVC double glazed window.

Bedroom 2 is an L shaped room with UPVC double glazed window and radiator and Bedroom 3, 4 and 5 each have a UPVC double glazed window and radiator.

There is a Bathroom having a white bath with Triton shower over, semi recessed Heritage basin with vanity cupboard below, tiled walls, obscure UPVC double glazed window and chrome ladder radiator. A separate Toilet has a white WC, radiator and obscure UPVC double glazed window.

The Rear Garden has a paved patio, low wall, lawn with pathway, borders, rear conifers and shed with power.

There are solar panels and there is a Worcester boiler located in the loft.

At the front, there is a block paved Driveway providing off-road parking.

**Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C.**



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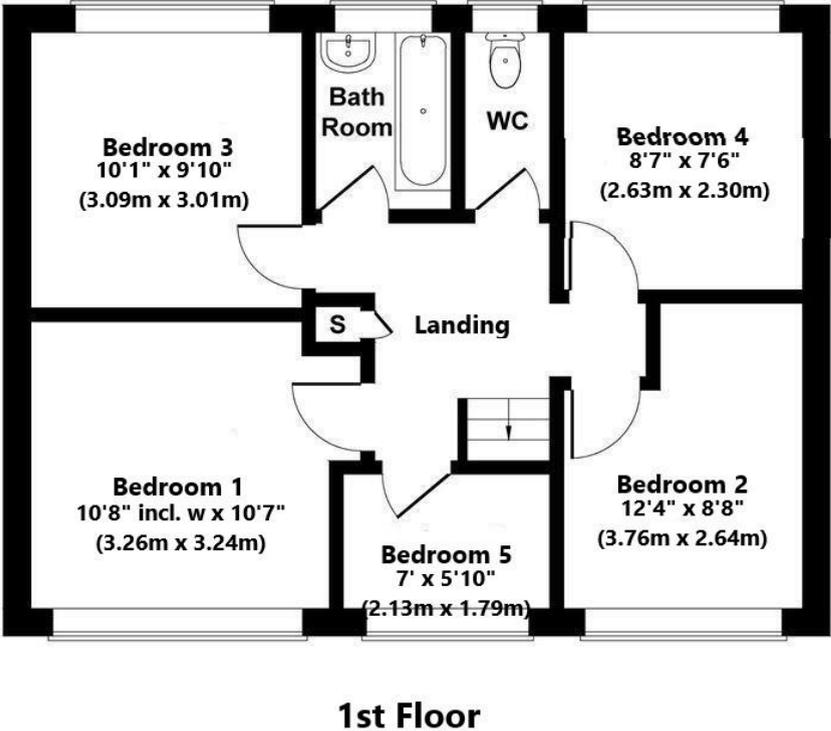
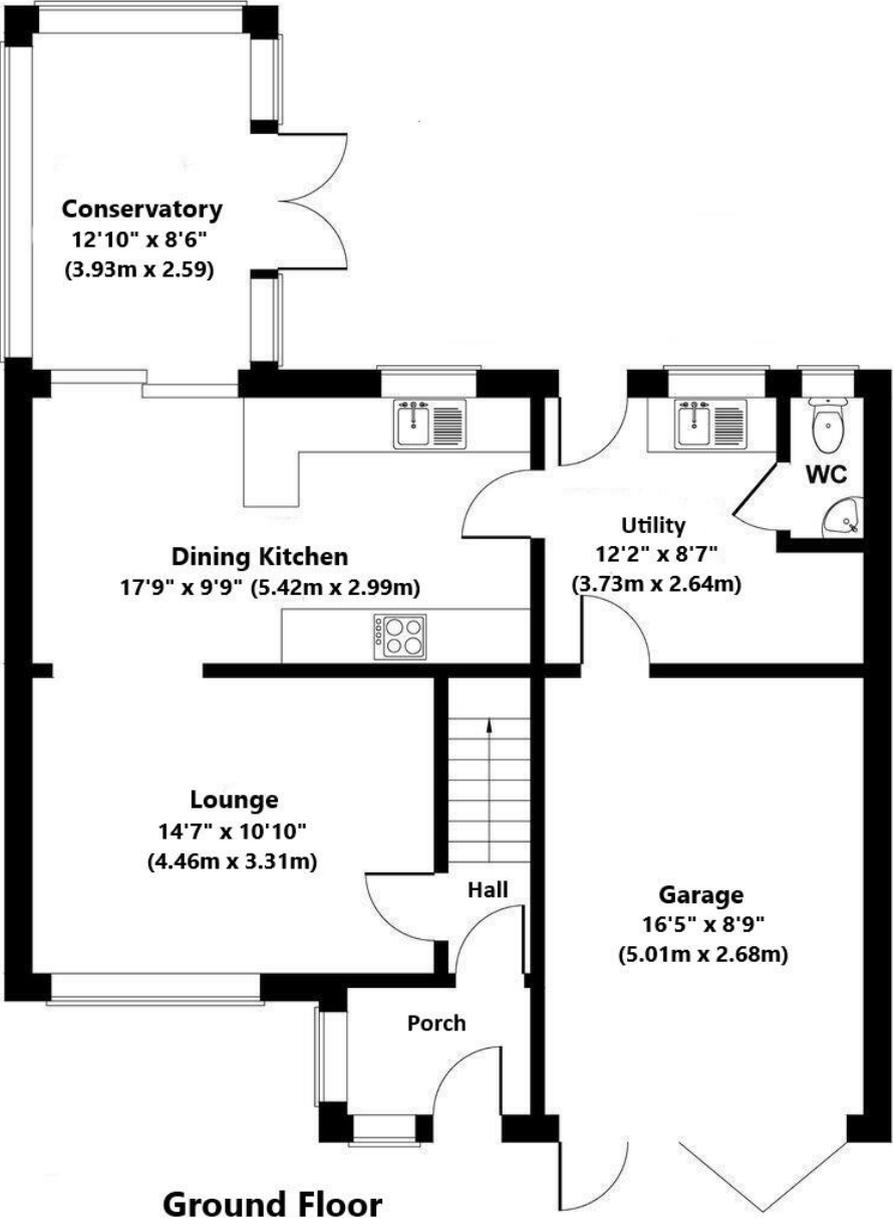
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# FLOOR PLANS

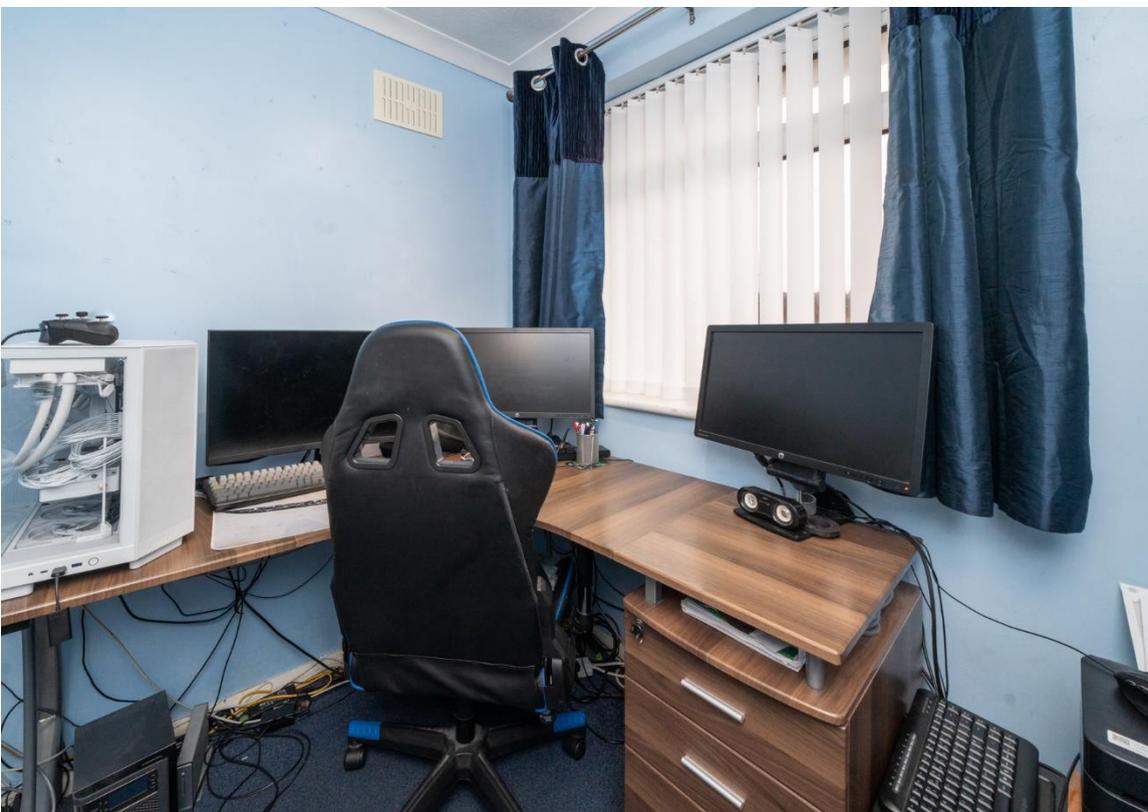
## Berkeley Drive, Kingswinford

Approximate Gross Internal Area  
1429 sq ft - 133 sq m



1st Floor

For illustrative purposes only - not to scale



## ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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