

AP MORGAN



Kingsford Nouveau, Kingswinford, West Midlands
Guide Price £300,000

Features:

- Attractive four-bedroom semi-detached family home
- Situated on an enviable end plot within a quiet cul-de-sac
- Practical utility room and ground floor guest WC
- Ample Storage
- Four well-proportioned bedrooms and modern family bathroom
- Generous rear garden with patios, pond, and mature planting
- Close to highly regarded schools, shops, and local amenities
- Well placed for nearby transport links and access to surrounding areas

Description:

*** Guide Price £300,000 - £320,000 ***

This four-bedroom semi-detached home on the sought-after Kingsford Nouveau development in Kingswinford combines space, versatility, and a prime cul-de-sac setting. With its modern kitchen/diner, generous living areas, practical utility and guest WC, and four well-sized bedrooms, it is perfectly suited to family living. The property further benefits from a spacious rear garden with patios, pond, and large shed, along with driveway parking and attractive front gardens, making it an excellent opportunity for buyers seeking a well-presented home in a quiet yet convenient location.

This attractive four-bedroom semi-detached home is tucked away within a quiet cul-de-sac, occupying an enviable end plot. The property is approached via a block-paved driveway, complemented by a neat lawn and mature planting that sweeps around the side of the house. A gated side access leads through to the generous rear garden.

You enter the property through a welcoming porch, which opens into the entrance hall with stairs rising to the first floor. To the front sits a spacious kitchen/diner, fitted with modern units, integrated appliances, and a feature bay window that floods the room with light. The kitchen also benefits from a useful store cupboard, ideal for pantry space or additional storage. To the rear, the lounge provides a comfortable family living area with direct access to the conservatory, creating a bright extension perfect for relaxing or entertaining. A practical utility room with garden access and a convenient guest WC complete the ground floor accommodation.

The first floor provides four well-proportioned bedrooms. The master bedroom is a generous size, while bedroom two is another



spacious double overlooking the rear garden. Bedrooms three and four are versatile, suiting use as children's rooms, guest accommodation, or a home office. A modern family bathroom and additional storage off the landing complete the layout.

The rear garden is a true highlight, offering a generous outdoor space with multiple slabbed patio areas ideal for seating and dining, a feature pond, and well-stocked borders with mature planting. A substantial timber shed, currently used as a man cave and for extra storage, adds further versatility to the garden.

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Details:

Porch

Entrance Hall

Lounge 5.79 x 3.86 Max

Conservatory 3.46 x 3.50

Kitchen / Diner 4.60 x 2.88

Landing

Bathroom 1.82 x 1.75

Master Bedroom 2.42 x 3.03

Bedroom 2 2.28 x 2.70

Bedroom 3 2.40 x 1.83

Bedroom 4 1.94 x 2.10

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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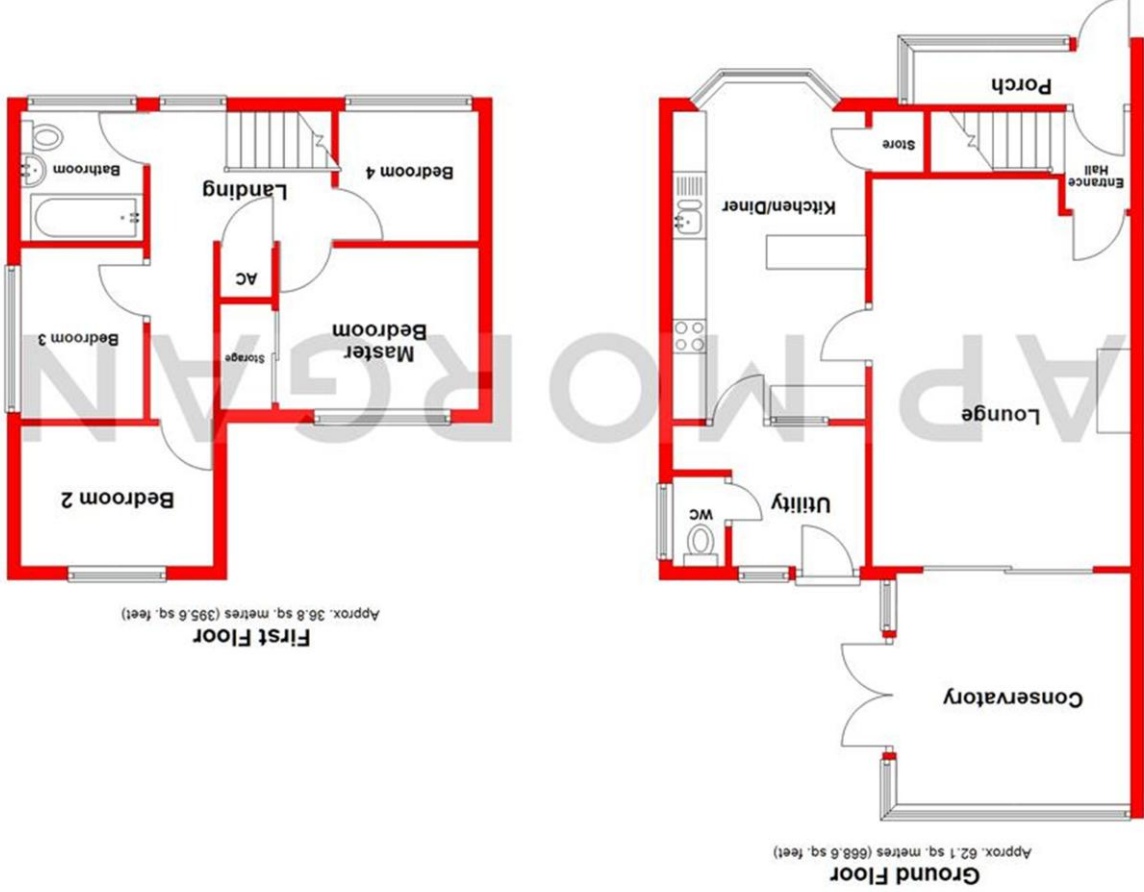
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