



Crownhill Meadow, Bromsgrove, B61 9HH

£400,000



IMMACULATE AND MODERN! PRICED TO SELL! A Fantastic opportunity has arisen to purchase a well presented 4 Bedroom Detached Family Home in a highly desired and extremely quiet and private cul-de-sac location. This property benefits from being modernised throughout, to include a stunning kitchen with integral appliances, large dining room, well appointed lounge with patio doors to the rear garden, Master Bedroom with with En-Suite, Three further well proportioned bedrooms the third currently being used as a dressing room. Family bathroom, Detached Garage, Off Road Parking for 4 plus vehicles, front gardens enclosed by brick wall and a nice size sunny aspect fully enclosed and fenced garden, being laid to lawn and having a nice patio area and a good size outbuilding with power and light which could be used for a range of different uses. Gas fired Central Heating and UPVC Double Glazing throughout.



Approach

The entrance to this notable, corner positioned executive four bedroom family home is led by a tarmac driveway for four-five vehicles with a gate and steps heading up to a lawned area to the right and left side of the pathway. With an access point to the garden at either side of the home and a featured entrance porch outside with spotlights fitted.

Entrance Hall

Entrance to this stunning large home is gained via a Double Glazed door which leads into the entrance hallway which has natural wood effect flooring and UPVC Doubled Glazed windows to front aspect with overhead ceiling light. Doors leading off to the dining room, kitchen, lounge and downstairs w.c.

Living Room 17'8" x 13'5" (5.4m x 4.1m)

The lounge offers white wash laminate tiled wooden finish flooring throughout, a feature gas fireplace and coving with 2 wall hung radiators and ceiling light. With a large UPVC double glazed window to rear aspect and large double glazed patio doors opening to the rear garden.

Family Dining Room 13'9" x 10'11" (4.2m x 3.35m)

This great sized family dining room has fantastic views through the triple panel UPVC double glazed window to front aspect, carpeted throughout and with coving, wall hung radiator and television point. This room is a fantastic space for families as this can also be used as a play room or even office space.

Kitchen Breakfast

14'9" (14'1" min) x 9'10" (4.5m (4.3m min) x 3m)

A recently refitted modern kitchen featuring a range of high gloss finish cream wall and base units with solid work surfaces over incorporating a 1 and 1/2 sink with mixer and drainer, 4 burner induction hob, integral grill and combi microwave, single oven beneath, integral fridge freezer, integral dishwasher, ceiling spotlights, breakfast counter tops with storage underneath, triple panelled Double Glazed windows to rear aspect overlooking the garden wall hung radiator, wood effect flooring throughout and door leading to utility.

Utility

With wood effect flooring throughout and with a gloss floor

unit with worktop over incorporating a stainless sink with mixer tap and drainer, space for two under counter appliances and a wall mounted combination boiler. This room features a wall hung radiator and UPVC double glazed window to front aspect overlooking lovely scenery and UPVC double glazed side door gives access to gardens.

Downstairs W.C

5'1" (2'9" min) x 4'11" (2'7" min) (1.56m (0.84m min) x 1.52m (0.79m min))

With the wooden effect flooring flowing in to this great sized W.C it offers a lovely modern finish throughout with a large wash hand basin with storage directly beneath, W.C, extractor fan over and ceiling light.

First Floor Landing

A recently fitted carpeted stairway leads to carpeted landing area with ceiling light, loft space, UPVC double glazed window to front aspect, a great space with doors leading off to the four bedrooms and the family bathroom.

Master Bedroom 13'1" x 10'11" (4m x 3.35)

A well appointed master bedroom with carpeted flooring, double glazed window to front aspect, TV point, ceiling light, wall hung radiator, sliding mirror doors storage unit with space for television over leading to en-suite.

En-Suite

With luxury black sparkle effect tiled flooring and ceiling spotlights throughout this room has his and hers wash and hand basins with chrome fittings with a range of vanity storage units, walk in shower with overhead chrome rain shower head and mirrors, W.C, obscured double glazed window to side aspect and with extractor fan.

Bedroom Two 11'1" (max) x 10'11" (3.4m (max) x 3.35m)

A double Bedroom with carpet throughout, space for full length wardrobes, 2 Double Glazed windows to rear aspect with television point

Bedroom Three

11'7" (max) x 10'0" (max) (3.55m (max) x 3.05m (max))

Carpet throughout, Double Glazed window to rear aspect, single radiator, ceiling light television point

Bedroom Four

9'10" (max) x 9'10" (max) (3m (max) x 3m (max))

Carpeted with Double Glazed window to front aspect, single radiator and ceiling light point, currently used as a walk in wardrobe with sliding mirrored built in units throughout

Family Bathroom 8'0" x 5'4" (2.45m x 1.65m)

A Good Size Modern Family bathroom with long Bath and Shower Over, W.C, Sink with built in vanity units, wall hung radiator, Double glazed obscure window to rear aspect built in mirror, floor to ceiling tiles, ceiling light and extractor fan

Double Garage

A double garage with two up and over doors, light point and plug sockets

Rear Garden

Stepping out of the patio doors on to slabbed area with great space and two access points to front garden, steps lead up to lawn area and patio area above with shed unit with lights and electrics and patio that catches all the afternoon sun, built in grill/bbq area and a lovely fish pond

Front Garden

To the front a landscaped lawn area to both sides with an array of mature trees, shrubs and plants and steps leading down to the off road private parking and double garage.

Parking

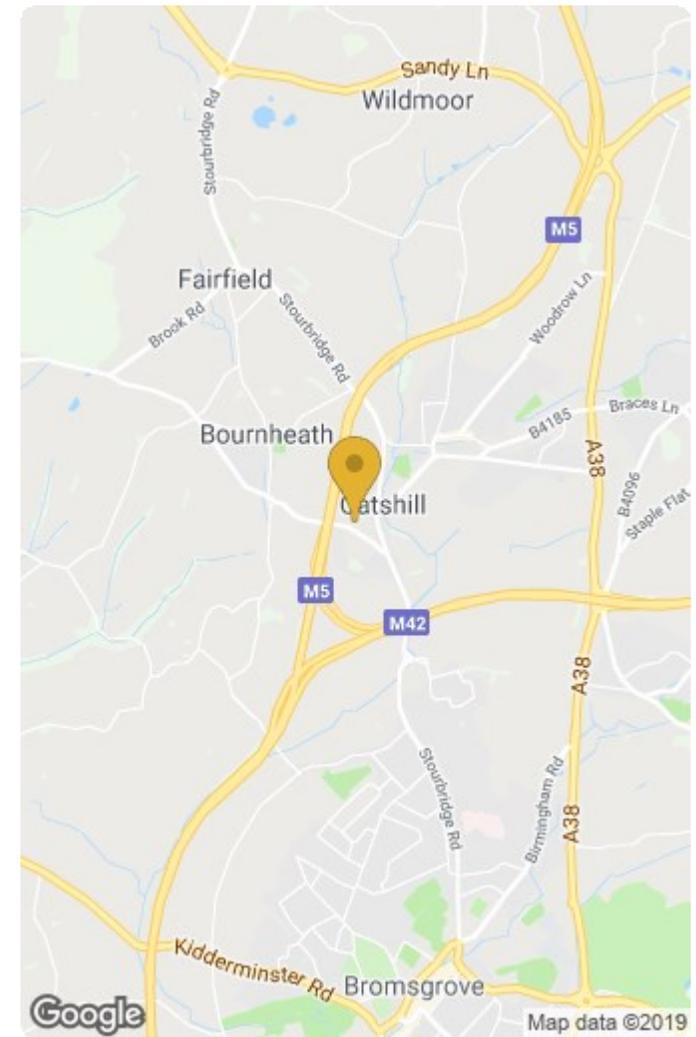
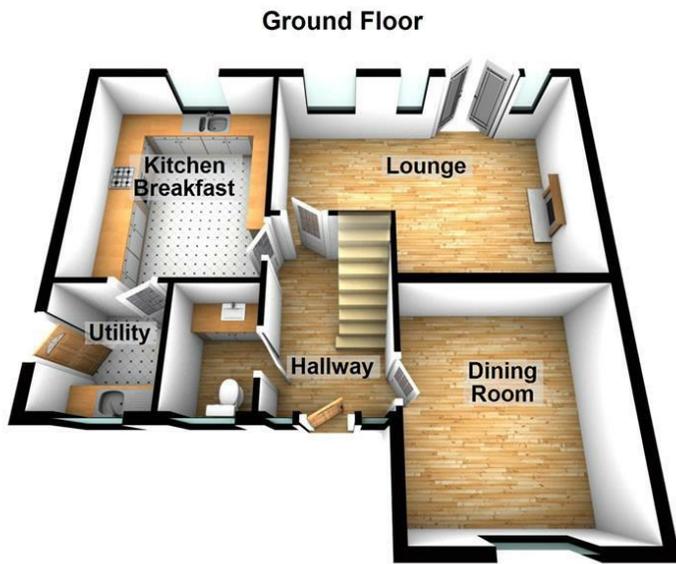
Parking to fit 4-5 vehicles

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	