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10 Kings Meadow, Clent, DY9 9QR

Asking Price £560,000

10 Kings Meadow

Welcome to this truly unique, extended four bedroom semi detached home located on the popular cul de sac of Kings Meadow in Clent. Throughout this property you will find lots of bespoke, high quality features such as oak beams, doors, bathroom units and fitted wardrobes.

Comprising a beautifully extended kitchen with an oak framed orangery, dining room and large living room, both with log burners, three good sized bedrooms and a fourth bedroom that is currently being used as an office. There are two bathrooms, one as an ensuite shower room to the main bedroom and the second as the house bathroom.

Attention to detail is apparent throughout with mood lighting, bespoke oak window sills, intricate doors with glass features and clever storage solutions such as the understairs storage and display cabinetry in the kitchen.

To appreciate the style and quality of this home, please contact our Hagley branch for a viewing.















Approach
Approached via driveway with bespoke oak porch and pathway to the side for access to the garden.

Entrance Hall
With flagstones to floor, central heating radiator and bespoke oak staircase with understairs storage. Doors lead to:

Living Room 11'9" x 20'11" (3.6 x 6.4)
With double glazing window to front, French doors to rear and two central heating radiators. There is oak flooring throughout, feature beams overhead and a feature log burner with slate hearth, tiled backing and decorative panelling to walls.

Dining Room 14'9" x 11'9" (4.5 x 3.6)
With double glazing window to front, central heating radiator, flagstone flooring and fireplace with log burner.

Kitchen Diner 20'11" max x 18'4" max (6.4 max x 5.6 max)
With dual aspect double glazing window to rear and sides, French doors to the rear and sky lantern overhead. Featuring various bespoke fitted wall and base units with Corian worksurface over and a matching island with Belfast sink and space for a Rangemaster cooker with extractor fan overhead. There is further space and plumbing for an American style fridge freezer, wine fridge and there is a custom bench seat along with flagstones to floor and underfloor heating.

Utility 6'6" x 9'2" (2.0 x 2.8)
With space and plumbing for white goods, flagstones to floor and doors to the downstairs w.c. and storage cupboard.

W.C.
With tiling to floor, pedestal sink and w.c.

First Floor Landing
With access to the loft via hatch and oak doors leading to:

Bedroom One 11'9" x 11'5" (3.6 x 3.5)
With central heating radiator, double glazing window to front with bespoke roller shutters and bespoke fitted wardrobes. To the ceiling there is integrated mood lighting and door leads through to the ensuite.





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PEAKY
BLINDERS



Ensuite
With obscured double glazing window to front, central heating radiator and tiling to floor and shower. There is a large bespoke vanity unit with oak worksurface, w.c. with weathered oak panelling and walk in shower cubicle with drench head and shelving.

Bedroom Two 11'5" max x 11'9" max (3.5 max x 3.6 max)
With double glazing window to front, central heating radiator and fitted storage with wardrobes and shelving.

Bedroom Three 11'5" x 8'10" (3.5 x 2.7)
With double glazing window to rear, central heating radiator and fitted storage with wardrobes and drawers.

Bedroom Four 9'10" max 6'2" min x 8'10" max 4'3" min (3.0 max 1.9 min x 2.7 max 1.3 min)
With double glazing window to front, central heating radiator and bespoke fitted desk with shelving.

Bathroom
With obscured double glazing window to rear, heated towel radiator and tiling to floor and splashback. There is a w.c., large vanity unit, fitted bath and bespoke shelving.

Garden
With lawn, bespoke decking area and bespoke pergola covered seating area. To the rear is a large chicken coop, raised planter beds and established borders with hedging.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is D.







Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.


W
E

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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 mis-statement. 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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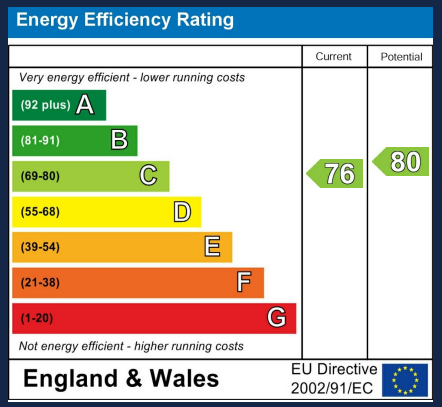
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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