



Cross Street, Kingswinford DY6 9LY

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Occupying a private and expansive plot this well presented three bedroom detached bungalow offers a versatile and adaptable layout well suited to a range of prospective buyers. In brief the property comprises of a spacious tarmacadam driveway to the front with gated access to the side and rear garden, welcoming entrance porch, reception hall, kitchen breakfast room with space for appliances, practical utility space, guest cloakroom, cosy lounge with access to the conservatory, seperate dining room, master bedroom with fitted wardrobes and an en suite shower room, two further double bedrooms both with fitted wardrobes and a modern family bathroom. The property is completed with an impressive rear garden with multiple patio areas wrapping around the property including a seperate BBQ area and double garage with additional loft storage. Benefitting from a range of local amenities this bungalow offers a great opportunity to be nearby to Kingswinford Village and also offers catchment for some of the most sought after primary and secondary schools in the area.





Front of the Property

To the front of the property is tarmacadam driveway to the front, decorative chipping stone borders, gate leading to rear garden, gated side access, double glazed sliding door leading to the porch and an electric roller shutter garage door to the garage.

Porch

With a double glazed sliding door and window to the front, double glazed door leading to the entrance hall and recessed spotlights.

Reception Hall

With a double glazed door from the porch, doors leading to various rooms, storage cupboard, and a central heating radiator.

Cloakroom

3'6" x 7'1"

With a door from the entrance hall, part tiled walls, WC, wash hand basin, double glazed window to the front and a central heating radiator.

Kitchen Breakfast Room

9'8" x 12'7"

With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, one and a half bowl stainless steel sink and drainer, integrated double oven, gas hob, doors leading to various rooms, double glazed window to the front, and a central heating radiator.

Utility Room

11'4" x 6'0"

With a door from the kitchen breakfast room, plumbing for washing machine, space for white goods, fitted wall and base units, stainless steel sink and drainer, double glazed window to the rear, door leading to the garden and a storage cupboard.



Lounge

20'0" x 13'4"

With a door from the entrance hall, double glazed window to the front, gas fire with brick built surround, double glazed sliding door leading to the conservatory, and two central heating radiators.

Conservatory

4'5" x 11'3"

With double glazed sliding doors from the lounge and a double glazed sliding door leading to the garden.

Dining Room

12'4" x 9'10"

With a door from the entrance hall, space for dining table, double glazed window to the rear, and a central heating radiator.

Bedroom One

12'4" x 13'1"

With a door from the entrance hall, fitted wardrobes, double glazed window to the rear, door leading to en suite and a central heating radiator.

En Suite

7'1" x 4'7"

With a door from bedroom one, walk in shower cubicle, WC, wash hand basin, tiled walls, double glazed window to the side and a central heating radiator.

Bedroom Two

12'4" x 9'4" (max)

With a door from the entrance hall, fitted wardrobes, double glazed window to the rear and a central heating radiator.



Bedroom Three

7'11" x 12'3"

With a door from the entrance hall, double glazed window to the rear and a central heating radiator.

Bathroom

With a door from the entrance hall, WC, wash hand basin, bathtub with shower over, tiled walls, double glazed window to the front and a central heating radiator.

Garage

20'2" x 16'5"

With an electric roller shutter door from the front, door leading to garden, window to the rear, space for white goods and tumble dryer and loft access.

Garden

With a gate from the front, paved patio area, decorative chipping stones, mature shrub borders, double glazed sliding doors from conservatory, garden shed, doors from the garage and utility leading to a further patio area.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
1675 sq.ft. (155.6 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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