

# HUNTERS<sup>®</sup>

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## Kingswood Road

Kingswinford, DY6 9TE

£400,000



Council Tax: D



# 73 Kingswood Road

Kingswinford, DY6 9TE

£400,000



## Front of the Property

To the front of the property is a fully block paved driveway with small brick wall and shrub border, path leading to the side of the property with gate providing access to the garden and door to the entrance hall.

## Entrance Hall

With a door leading from the side of the property, stairs to the first floor, laminate flooring, useful utility cupboard with plumbing for a washing machine and space for a dryer, another storage cupboard, recessed spotlights and a central heating radiator.

## Lounge

19'4" x 9'10" (5.9 x 3)

With a door leading from the entrance hall, two double glazed windows to the side and one to the front, space for an electric fire with tiled hearth and beam above and two central heating radiators.

## Open Plan Kitchen Dining Room

20'8" x 15'8" (6.3 x 4.8)

With a door leading from the entrance hall this stunning open plan kitchen dining room has a range of shaker style soft close wall and base units, oak work surfaces with tiled splash back, integrated fridge, freezer and dishwasher, space for a range cooker with built in extractor, feature island with breakfast bar and Belfast sink, recessed and under counter spotlights, bi folding doors leading to the rear garden, laminate flooring, double glazed window to the side and two central heating radiators.

## WC

With a door leading from the entrance hall, WC, wash hand basin, laminate flooring, storage cupboard, tiled walls and a central heating radiator.

## Bedroom Four

10'2" x 9'6" (3.1 x 2.9)

With a door leading from the entrance hall this ground floor bedroom has a double glazed window to the front, door to the en suite and a central heating radiator.

## En Suite

With a door leading from bedroom four, this modern fitted en suite has a shower cubicle with waterfall shower head, WC, wash hand basin, extractor fan, tiled flooring, part tiled walls, column style radiator and recessed spotlights.

## Landing

With stairs leading from the entrance hall, useful cupboard with office space, doors to various rooms, two skylight windows and recessed spotlights.

## Bedroom One

20'8" x 10'9" (6.3 x 3.3)

With a door leading from the landing this impressive master bedroom has doors to a walk in wardrobe and en suite, two double glazed windows to the front and two central heating radiator.

## En Suite

With a door leading from bedroom one, this modern fitted en suite has a double shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, extractor fan, tiled flooring, part tiled walls, column style radiator, double glazed window to the side and recessed spotlights.

## Bathroom

With a door leading from the landing, this modern

fitted bathroom has a double shower cubicle with waterfall shower head and separate shower attachment, bath with shower attachment, WC, wash hand basin, extractor fan, tiled flooring, part tiled walls, radiator, double glazed window to the side and recessed spotlights.

### Bedroom Two

12'1" x 7'10" (3.7 x 2.4)

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

### Bedroom Three

9'6" x 8'6" (2.9 x 2.6)

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

### Garden

With access via bi folding doors leading from the kitchen to a patio area with steps leading down to an artificial lawn, sleeper borders with mature shrubs, two garden sheds, useful storage under the patio and gated access to the side of the property.



## Road Map



## Hybrid Map



## Terrain Map



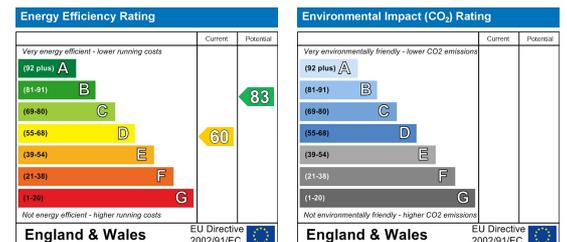
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.