

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Swincross Road

Oldswinford, DY8 1NL

Offers In The Region Of £250,000



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Council Tax: C



# Swincross Road

Oldswinford, DY8 1NL

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## Front of the Property

To the front of the property is a block paved driveway, up and over garage door, double glazed front door and gated side access.

## Porch

With a double glazed door and window to the front, cupboard housing wall mounted boiler, tiled flooring and a door leading to the entrance hall.

## Entrance Hall

With a door from the porch, stairs leading to the first floor landing, Cloaks/Storage cupboard, door leading to kitchen and a central heating radiator.

## Kitchen

With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, space for freestanding cooker, air extractor, plumbing for washing machine, space for fridge, built in storage cupboard, space for breakfast table, patio doors leading to conservatory and a central heating radiator.

## Conservatory

With patio doors from the kitchen and double glazed double doors leading to the rear garden.

## First Floor Landing

With stairs from the entrance hall and doors leading to various rooms.

## Lounge

With a door from the first floor landing, TV aerial socket, two double glazed windows to the front and a door to the stairs leading to the second floor landing and a central heating radiator.

## Bedroom Three

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

## Bathroom

With a door from the first floor landing, bathtub with shower over, WC, wash hand basin, part tiled walls, double glazed window to the rear and a central heating radiator.

## Second Floor Landing

With stairs from the first floor and doors leading to various rooms.

## Bedroom One

With a door from the second floor landing, double glazed window to the front, built in wardrobe and a central heating radiator.

## Bedroom Two

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

## WC

With a door from the second floor landing, WC, wash hand basin with tiled splashback and a double glazed window to the rear.

## Garage

With an up and over door to the front, with power and lighting.

## Garden

With double glazed double doors from the conservatory, paved garden with chipping stone borders, garden shed, planting area to the rear and gated side access.



## Road Map



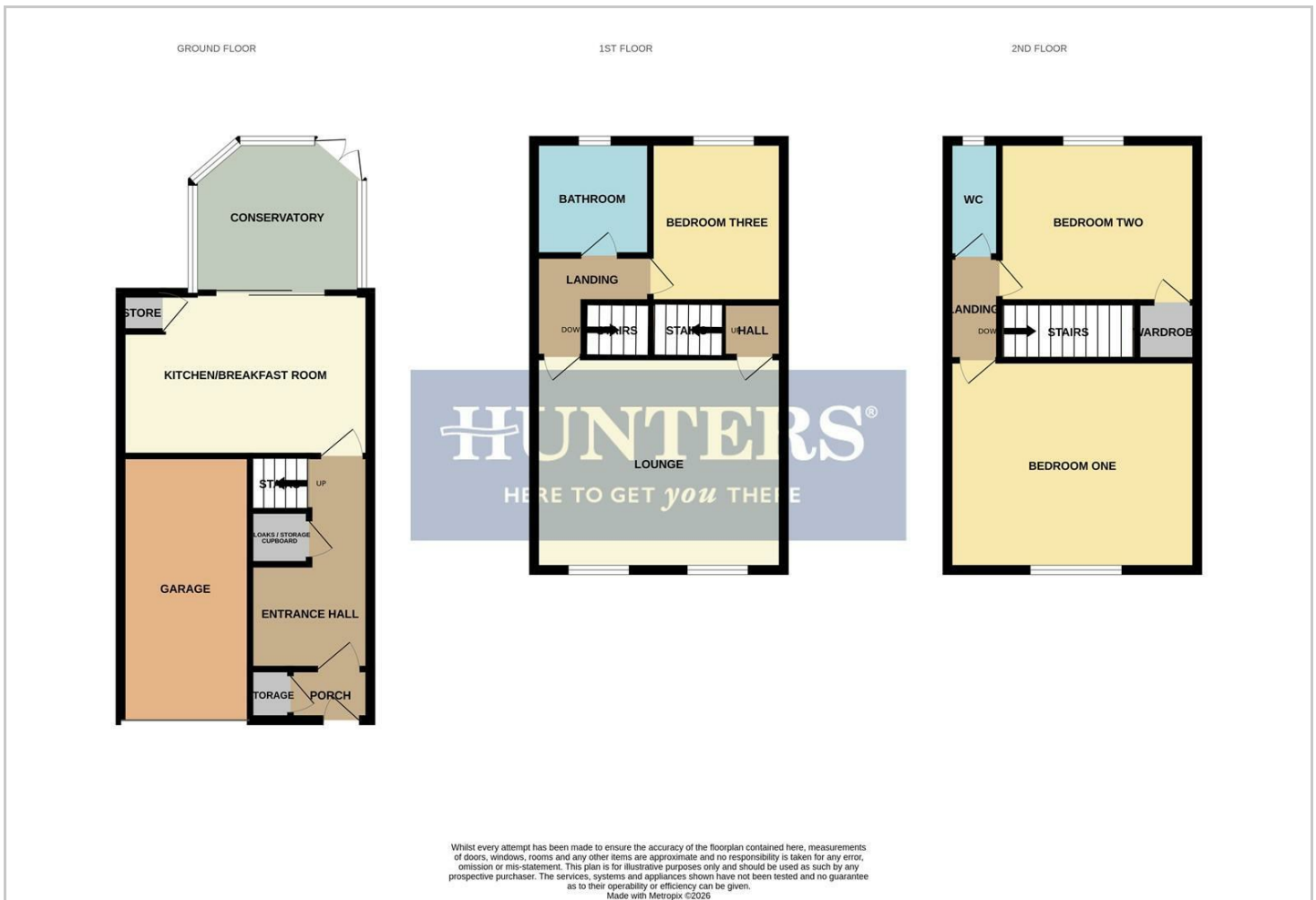
## Hybrid Map



## Terrain Map

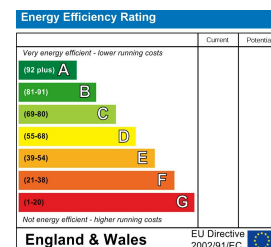


## Floor Plan



## Energy Efficiency Graph

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



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.