

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stewart Road

Kingswinford, DY6 9PS



Council Tax: E



# Stewart Road

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£392,000



## Front Of The Property

To the front of the property is a block paved driveway, shrub borders with decorative slate and stones, gated access to both sides of the property, up and over door to the garage and double glazed door to the entrance hall.

## Entrance Hall

With a double glazed door to front, double glazed window to side, tiled floor, storage cupboard, doors to rooms and a central heating radiator.

## Dining Room

14'9" into bay x 12'9" (4.5 into bay x 3.9)

With a door from the entrance hall, gas fire with decorative surround, double glazed bay window to front and a central heating radiator.

## Lounge

15'8" x 10'9" (4.8 x 3.3)

With a door from the entrance hall, double glazed sliding door to the conservatory, gas fire with decorative surround and a central heating radiator.

## Conservatory

12'1" x 12'1" (3.7 x 3.7)

With double glazed sliding door from the lounge, double glazed doors to rear garden, double glazed windows to side and rear, ceiling light with fan, tiled floor and central heating radiator.

## Kitchen

11'5" x 8'10" (3.5 x 2.7)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, space for cooker, one and a half stainless steel sink and drainer, integrated dishwasher and fridge, tiled floor, double glazed windows to side and rear, door to utility, recessed spotlights and a central heating radiator.

## Utility Room

9'10" x 7'6" (3 x 2.3)

With a door from the kitchen, tiled floor, boiler, plumbing for washing machine, double glazed window to rear and door to WC.

## WC

With a door from the utility, WC, wash hand basin, double glazed window to rear and a central heating radiator.

## Garage

14'9" x 7'6" (4.5 x 2.3)

With an up and over door to front, door to entrance hall, double glazed window to side, power and light.

## Landing

With stairs from the entrance hall, storage cupboard with double glazed window to side and loft access, further double glazed window to side and doors to rooms.

## Bedroom One

13'1" x 13'1" (4 x 4)

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

## Bedroom Two

12'1" x 10'9" (3.7 x 3.3)

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

## Bedroom Three

14'5" x 11'9" (4.4 x 3.6 )

With a door from the landing, double glazed windows to side and front, and a central heating radiator.

## Bathroom

With a door from the landing this spacious family bathroom has a whirlpool bath, separate shower cubicle with waterfall shower head and further shower attachment, double glazed window to rear, tiled floor and walls, recessed spotlights and a traditional central heating radiator.

## Garden

With access from the conservatory this beautifully maintained private rear garden has a patio area with lawn beyond which is bordered with a selection of mature shrubs, plants and a silver birch tree, there is a small stream with seating area beyond and gate access to both sides of the property.



## Road Map



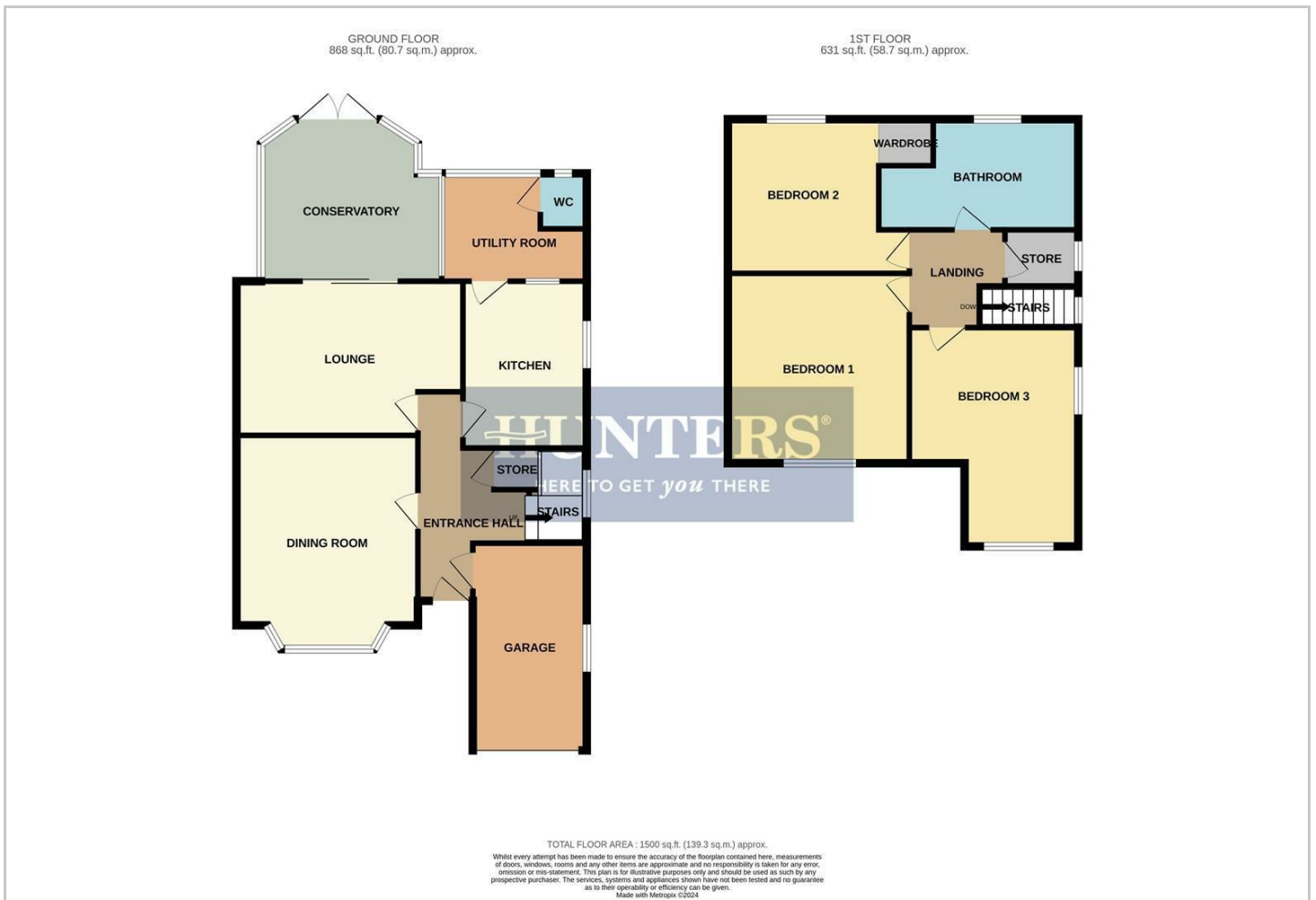
## Hybrid Map



## Terrain Map

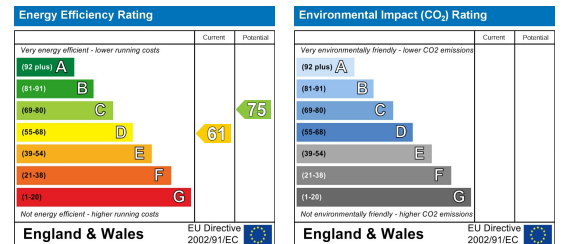


## Floor Plan



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.