

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beachcroft Road

Kingswinford, DY6 0HN

Offers In The Region Of £290,000



Council Tax: C



# 11 Beachcroft Road

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## Front of the Property

To the front of the property is a paved driveway, double glazed door to front and a garage door.

## Entrance Hall

With a double glazed door to the front, stairs leading to the first floor landing, cupboard housing wall mounted boiler, doors leading to various rooms and a central heating radiator.

## Lounge

12'7" (into bay) x 12'10" (3.85 (into bay) x 3.92)

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

## Dining Room

11'0" x 10'10" (max) (3.36 x 3.31 (max))

With a door from the entrance hall, electric fire, a double glazed door leading to the conservatory and a central heating radiator.

## Conservatory

7'11" x 12'0" (2.43 x 3.67)

With a double glazed door from the dining room, door leading to the garden, window to the side and rear and a central heating radiator.

## Kitchen

8'7" x 8'9" (2.64 x 2.68)

With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surfaces over with matching upstands, one and a half bowl stainless steel sink and drainer, integrated oven, gas hob above, integrated fridge, pantry cupboard, double glazed door leading to the garage, double glazed window to the rear and a chrome heated towel rail.

## WC

With a door from the garage, a WC and a wash hand basin.

## Landing

With stairs from the entrance hall, doors leading to various rooms, loft access, airing cupboard and a double glazed window to the side.

## Shower Room

7'0" x 6'6" (2.14 x 2.00)

With a door from the first floor landing, fully tiled walls, walk in shower cubical, a WC, wash hand basin, double glazed window to the front and a chrome heated towel rail.

## Bedroom One

13'4" (into bay) x 12'11" (4.07 (into bay) x 3.95)

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

## Bedroom Two

9'11" x 9'8" (min) (3.03 x 2.97 (min))

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

## Bedroom Three

6'5" x 7'3" (min) (1.96 x 2.21 (min))

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

## Garage

29'7" x 8'3" (9.03 x 2.53)

With a door to front, double glazed door to kitchen,

door to WC, door to garden, window to side, plumbing for washing machine, power and light.

### Garden

With a door leading from the conservatory and the garage, patio area, path to lawn beyond, mature shrub borders, outdoor tap and greenhouse.



## Road Map



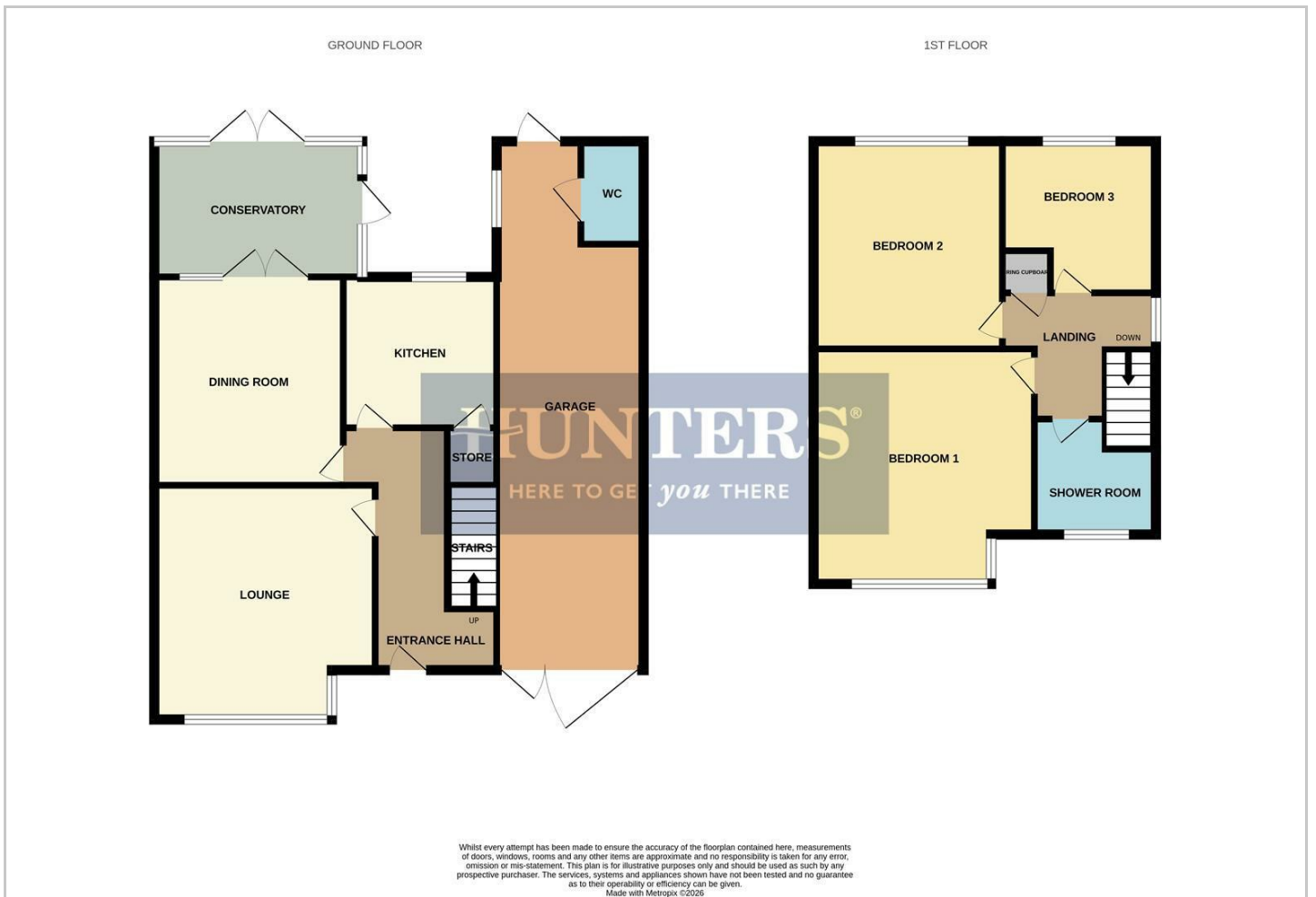
## Hybrid Map



## Terrain Map



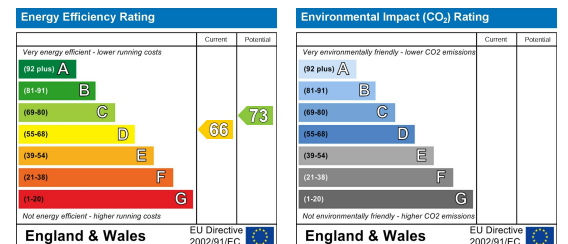
## Floor Plan



## 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.