

# HUNTERS®

HERE TO GET *you* THERE



## Stream Road

Kingswinford, DY6 9NW

£750,000



Council Tax: F





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## Front of the Property

To the front of the property there is an expansive paved driveway with double wooden gates, gate to side providing access to the garden, up and over door leading to the garage store, open porch with pitched canopy and further doors to the entrance hall and garage.

## Entrance Hall

With a door leading from the porch, karndean flooring, stairs to the first floor landing, doors to various rooms and a central heating radiator.

## Lounge

12'4" x 18'11" (3.76 x 5.77)

With a door leading from the entrance hall, karndean floor, log burner with tiled hearth and beam above, column style radiator, double glazed window to rear, original window to front and two to the side elevation.

## Dining Room

11'10" x 12'5" (3.61 x 3.78)

With a door leading from the entrance hall, original window to front, karndean flooring and column style central heating radiator.

## Open Plan Kitchen Family Room

11'9" x 15'11" (3.58 x 4.85)

With a door leading from the entrance hall this stunning open plan kitchen family room is fitted with a range of wall and base units, quartz work surfaces, island with breakfast bar, integrated induction hob, double electric oven, microwave oven, wine cooler and dishwasher, one and a half sink and drainer, space for a fridge/freezer, three radiators and air conditioning unit, bi folding doors to the rear garden, doors to various rooms, double

glazed window to the rear, pantry with boiler, steps to the swimming pool and under cupboard and plinth lights.

## WC

With a door leading from the kitchen, WC, wash hand basin, tiled flooring, part tiled walls, recessed spotlights and extractor fan.

## Utility Room

6'3" x 10'6" (1.9 x 3.2)

With a door leading from the kitchen and fitted with cupboards, work surface with stainless steel sink and drainer, plumbing for a washing machine and cupboards giving access to the plant room.

## Boot Room

11'5" x 8'2" (3.5 x 2.5)

With a door leading from the kitchen, stairs to the fifth bedroom and a door to the garage store

## Garage Store

11'5" x 7'6" (3.5 x 2.3)

With an electric up and over door to front, power, light, door to side, door to boot room.

## Swimming Pool

With a door leading from the kitchen, heated swimming pool, tiled floor, three double glazed bi folding doors to the rear garden and a double glazed window to the rear.

## Landing

With stairs leading from the entrance hall, original window to rear and doors to various rooms.

### Bedroom One

10'8" x 12'5" (3.25 x 3.78)

With a door leading from the landing, original window to front and a central heating radiator.

### Bedroom Two

9'6" x 12'4" (2.9 x 3.76)

With a door leading from the landing, original windows to rear and side and a central heating radiator.

### Bedroom Three

8'11" x 12'5" (2.72 x 3.78)

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

### Bedroom Four

6'5" x 9'11" (1.96 x 3.02)

With a door leading from the landing, original window to front and a central heating radiator.

### Bedroom Five

18'4" x 11'5" (5.6 x 3.5)

With stairs leading from the boot room, two skylights, loft space and an electric heater.

### Shower Room

With a door leading from the landing, roll top bath with claw feet and separate shower attachment, shower cubicle, wash hand basin, traditional radiator, original window to rear and recessed spotlights.

### WC

With a door leading from the landing, WC, tiled flooring, part tiled walls and original window to rear.

### Garden

With bi folding doors leading from the kitchen and swimming pool this fully landscaped private rear garden has multiple patios area with dwarf brick wall borders which are stocked with mature shrubs and plants, there is access to the side of the property and a small astro turf football pitch with metal cage around.





Road Map



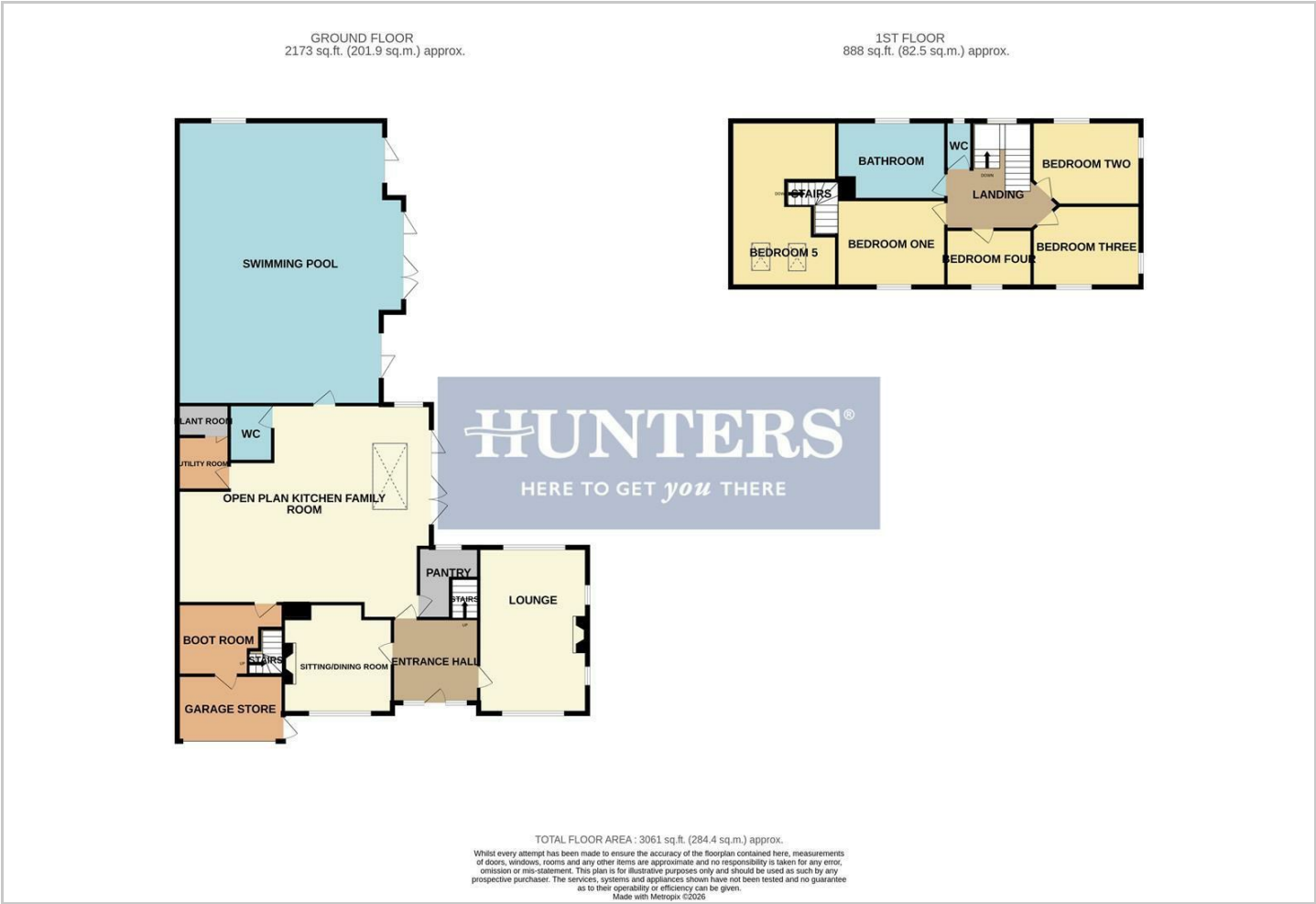
Hybrid Map



Terrain Map



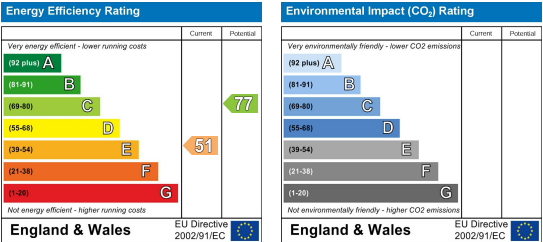
Floor Plan



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.