

# HUNTERS®

HERE TO GET *you* THERE



## Standhills Road

Kingswinford, DY6 8JR

£360,000



Council Tax: C



# 230 Standhills Road

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£360,000



## Front of the Property

To the front of the property is a tarmacadam driveway with block paved boarders, brick dwarf wall with decorative slate chipping stones and mature shrubs, gated side access and steps leading to the double glazed front door.

## Entrance Porch

5'8" x 6'3" (1.75 x 1.93)

With a double glazed door to the front, tiled flooring, recessed spotlights and a door to the entrance hall.

## Entrance Hall

With a door from entrance porch, door leading to lounge and kitchen, stairs leading to the first floor, storage cupboard and a central heating radiator.

## Diner

12'0" x 10'10" (3.67 x 3.32)

With a door from the entrance hall, space for dining table, double glazed window to the rear, double glazed French doors leading to the rear garden, opening to the lounge and a central heating radiator.

## Lounge

14'0" x 11'4" (4.27 x 3.47)

With an opening from the diner, double glazed bay window to the front, gas fireplace with decorative surround and a central heating radiator.

## Kitchen Breakfast Room

16'7" (max) x 14'3" (max) (5.07 (max) x 4.36 (max))

With a door from the entrance hall, tiled flooring, range of fitted wall and base units, work surface over with matching upstands, tiled splashback, space for fridge/freezer, integrated dish washer, integrated double oven, induction hob with splashback and

stainless steel cooker hood above, one and a half bowl sink and drainer, recessed spotlights, double glazed windows to the side and rear, double glazed French doors leading to the rear garden, door to rear hall, breakfast bar and a central heating radiator.

## Rear Hall

With a door from the kitchen, tiled flooring and a door leading to the WC and garage.

## WC

3'10" x 3'0" (1.17 x 0.92)

With a door from the rear hall, tiled flooring, part tiled walls, a WC, wash hand basin, recessed spotlights, extractor fan and a central heating radiator.

## Garage Store

11'8" x 6'6" (3.56 x 1.99)

With a door from the rear hall, plumbing for washing machine, space for tumble dryer, wall mounted boiler, double glazed door to the side and a garage door to the front.

## Landing

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

## Bedroom One

14'9" (into bay) x 11'4" (4.52 (into bay) x 3.47)

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

## Bedroom Two

15'7" x 6'4" (4.77 x 1.94)

With a door from the first floor landing, double glazed window to the front and side, door leading to en suite, recessed spotlights and a central heating radiator.

## En Suite

7'10" x 6'3" (2.41 x 1.92)

With a door from bedroom two, a WC, wash hand basin, fully tiled walls, walk in shower cubical, floating vanity unit, recessed spotlights, extractor fan, double glazed window to the rear and a chrome heated towel rail.

## Bedroom Three

12'1" x 11'6" (3.70 x 3.53)

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

## Bedroom Four

9'8" x 6'5" (2.97 x 1.96)

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

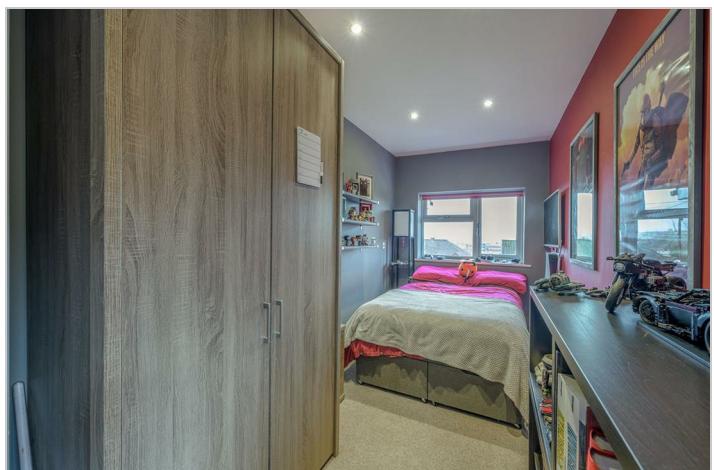
## Bathroom

7'10" x 6'3" (2.39 x 1.92)

With a door from the first floor landing, fully tiled walls, a WC and wash hand basin set into vanity unit, bath tub with shower over, double glazed window to the rear, storage cupboard, recessed spotlights, extractor fan and a heated towel rail.

## Garden

With doors leading from the diner and kitchen breakfast room, patio area, lawn beyond with mature shrub borders, picket fence, path leading to further garden area, garden sheds, outdoor tap and gated side access.



## Road Map



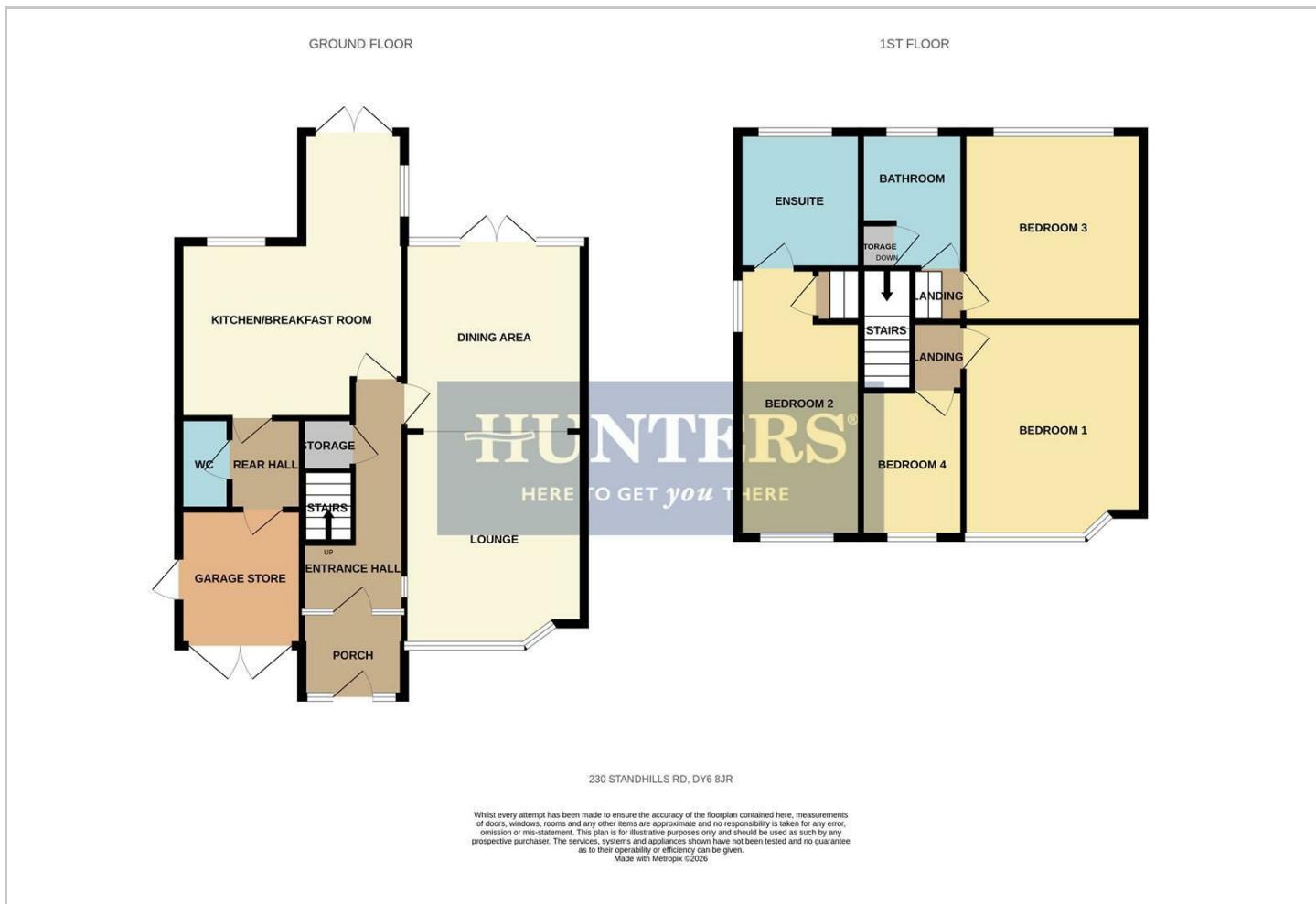
## Hybrid Map



## Terrain Map



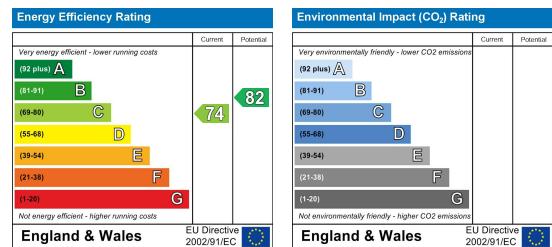
## Floor Plan



## 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.