

# HUNTERS®

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## Field Sidings Way

Kingswinford, DY6 7AR

£425,000



# 17 Field Sidings Way

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## Front of the Property

With a block paved driveway leading to garage, gated side access, and lawn with shrubs.

## Entrance Hall

With a double glazed door to front, doors to various rooms, storage cupboard, tiled floor and stairs leading to the first floor landing.

## Dining Room / Bedroom Five

10'5" x 9'8" (3.2 x 2.96)

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

## Cloakroom

5'8" x 3'2" (1.74 x 0.98)

With a door leading from the entrance hall, W/C, wash hand basin, tiled floor, extractor fan, recessed spotlights and a chrome heated towel rail.

## Study

10'5" x 9'11" (3.18 x 3.03)

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

## Kitchen Diner

15'8" x 12'6" (4.78 x 3.83)

With a door leading from the entrance hall, range of fitted wall and base units with worktops over, integrated fridge, freezer and dishwasher, integrated electric double oven, gas hob with splashback, stainless steel cooker hood above, one and a half bowl sink and drainer, double glazed bi-fold doors leading to garden, space for dining table, tiled floor, recessed spotlights, and a central heating radiator.

## Lounge

14'8" x 13'5" (4.49 x 4.11)

With double doors leading from the entrance hall, gas fire with decorative surround and double glazed french doors leading to garden.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, storage cupboard and a central heating radiator.

## Master Bedroom

12'9" x 11'4" (3.91 x 3.47)

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

## En Suite

6'2" x 4'0" (1.88 x 1.23)

With a door leading from the master bedroom, walk in shower cubicle, W/C, wash hand basin, double glazed window to front, extractor fan, recessed spotlights, part tiled walls and a chrome heated towel rail.

## Bedroom Two

11'10" x 10'8" (3.61 x 3.27)

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

Tel: 01384 443331

## En Suite

5'9" x 3'3", 154'2" (1.76 x 1.47)

With a door leading from bedroom two, W/C, wash hand basin, walk in shower cubicle, double glazed window to rear, recessed spotlights, extractor fan, part tiled walls and a chrome heated towel rail.

## Bedroom Three

9'10" x 9'4" (3.0 x 2.85)

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

## Bedroom Four

8'10" x 9'8" (2.7 x 2.96)

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

## Bathroom

With a door leading from the first floor landing, bath with waterfall shower over, fitted shower screen, W/C, wash hand basin, double glazed window to side, extractor fan, recessed spotlights and a chrome heated towel rail.

## Garden

With doors leading from the kitchen and the lounge to a lawn area, two patios, mature shrub borders, outdoor tap and lights, gated side access and a door leading to the garage.

## Garage

17'5" x 17'3" (5.32 x 5.28)

With a door leading from the garden, up and over door to front, power and light.



## Road Map



## Hybrid Map



## Terrain Map



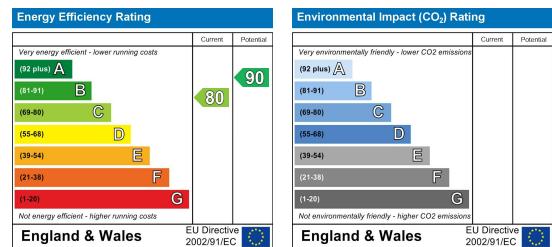
## Floor Plan



## 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.