

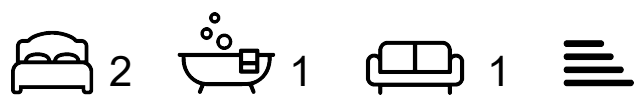
HUNTERS[®]

HERE TO GET *you* THERE



Apartment 5, Broadfield House

Kingswinford, DY6 9NS



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Entrance Hall

With a door leading from the communal hallway this inviting reception hallway has stairs to the lounge and first floor landing, engineered oak flooring, door to kitchen dining, storage cupboard and a central heating radiator.

Kitchen Dining Room

14'9" x 14'1" (4.5 x 4.3)

With a door leading from the entrance hall this beautifully fitted kitchen has a range of wall and base units, quartz work surfaces with matching upstands, electric hob, electric oven, extractor fan, integrated fridge freezer and dishwasher, inset stainless steel sink, engineered oak flooring, door to utility room, recessed spotlights, sash window and a central heating radiator.

Utility Room

6'2" x 5'10" (1.9 x 1.8)

With a door leading from the kitchen dining, fitted with a cupboard, work surfaces, electric combi boiler, plumbing for washing machine, skylight window and door to cloakroom.

Cloakroom

With a door leading from the utility room, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor fan and a central heating radiator.

Lounge

23'11" x 18'0" (7.3 x 5.5)

With a stairs and a door leading from the entrance hall this stunning open lounge with feature high ceilings has an electric fire, engineered oak flooring, two fitted window seats with built in storage, two sash windows and two central heating radiators.

Landing

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

Bedroom One

13'1" x 11'5" (4 x 3.5)

With a door leading from the landing, sash window and a central heating radiator.

Bedroom Two

11'9" x 10'5" (3.6 x 3.2)

With a door leading from the landing, sash window and a central heating radiator.

Shower Room

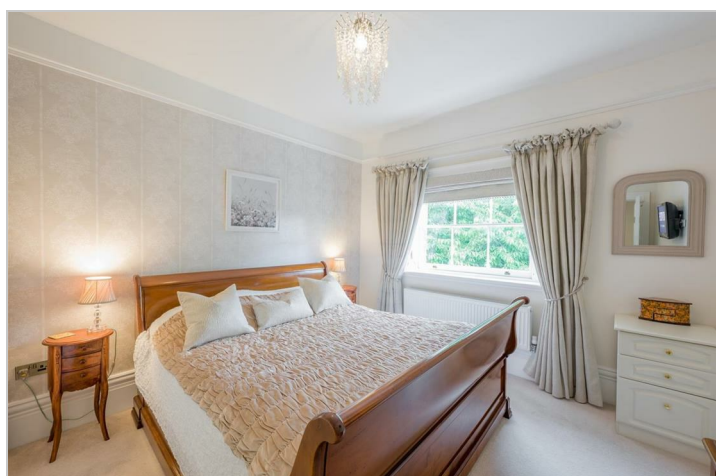
With a door leading from the landing this gorgeous fitted shower room has a walk in shower cubicle with waterfall shower head and separate shower attachment, tiled floor and walls, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan and a chrome heated towel rail.

Parking

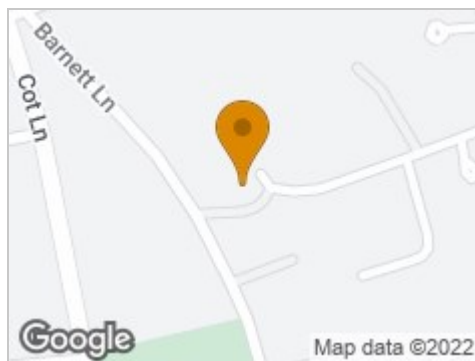
This property has two allocated parking spaces.

Tenure

This property is leasehold, the residents of Broadfield House are currently in the process of buying the freehold through a management company. The current charges are approximately £1250 for the annual service charges and £225 for the annual ground rent.



Road Map



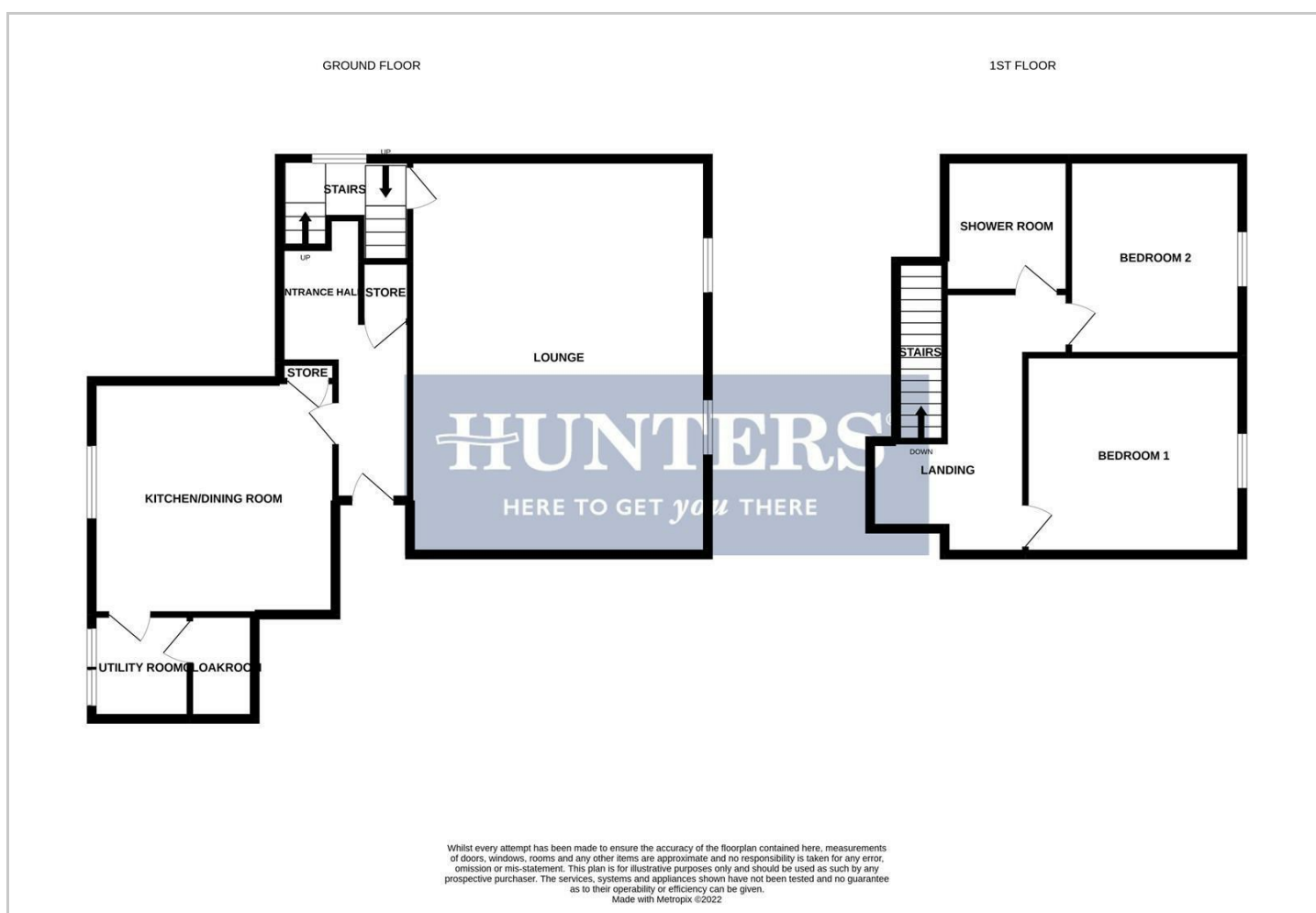
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

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.