

# HUNTERS®

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## Saxifrage Place

Kidderminster, DY10 1NH



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## Front Of The Property

There are steps up to the front door, lawn, gated side access, tarmacadam driveway to side and garage.

## Entrance Hall

With a double glazed door leading from the front, doors to various rooms, under stairs storage cupboard, stairs to the first floor landing and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC. wash hand basin, part tiled walls, tiled floor, double glazed window to rear and a central heating radiator.

## Lounge

15'4" x 11'4" (4.68 x 3.46)

With a door leading from the entrance hall, electric fire with decorative surround, wall lights, double glazed french doors to rear and a central heating radiator.

## Study

11'3" x 6'9" (3.44 x 2.08)

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

## Kitchen Diner

22'6" x 10'4" (6.86 x 3.17)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated electric double oven, gas hob, extractor fan, plumbing for dishwasher, space for tall fridge freezer, tiled floor, double glazed window to rear, double glazed window to front with fitted shutter blinds, double glazed door to side and two central heating radiators.

## Landing

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

## Bedroom One

11'5" x 11'2" (3.49 x 3.42)

With a door leading from the landing, double glazed window to front, two built in wardrobes, door to en suite and a central heating radiator.

## En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, shaver point, extractor fan, double glazed window to front and a central heating radiator.

## Bedroom Two

13'0" x 10'5" (3.97 x 3.2 )

With a door leading from the landing, double glazed window to front, built in wardrobes and a central heating radiator.

## Bedroom Three

12'2" x 11'5" (3.71 x 3.49)

With a door leading from the landing, double glazed window to rear, built in wardrobes and a central heating radiator.

## Bedroom Four

9'1" x 8'9" (2.79 x 2.68)

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

## Bathroom

With a door leading from the landing, double glazed window to rear, bath with shower over, WC, wash hand basin, part tiled walls, tiled floor, shaver point, extractor fan and a central heating radiator.

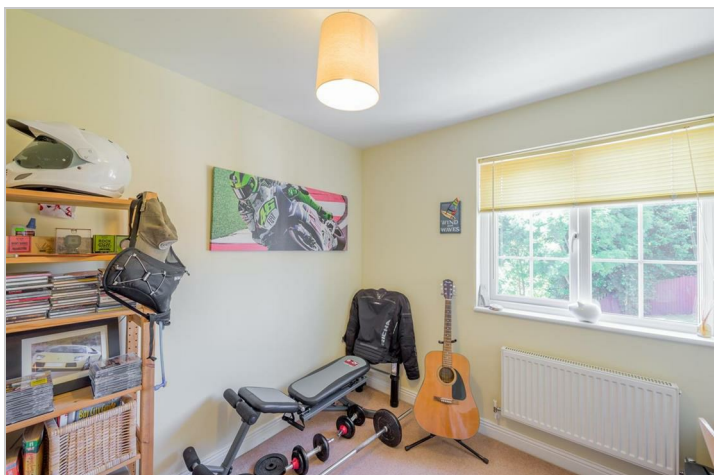
## Garden

With access from the lounge and kitchen to a patio area with steps leading to lawn, further patio to side, garden shed, gated side access to both sides, access to garage, outdoor tap, power point and lighting.

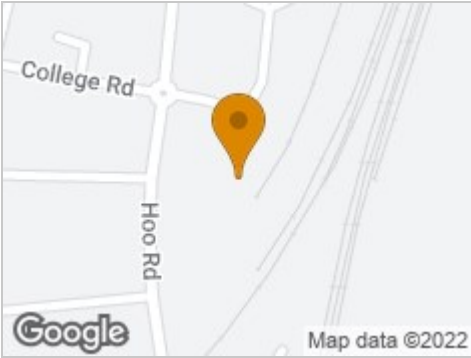
## Garage

16'9" x 8'3" (5.12 x 2.54)

With garage door to front, power, light and double glazed door to side.



Road Map



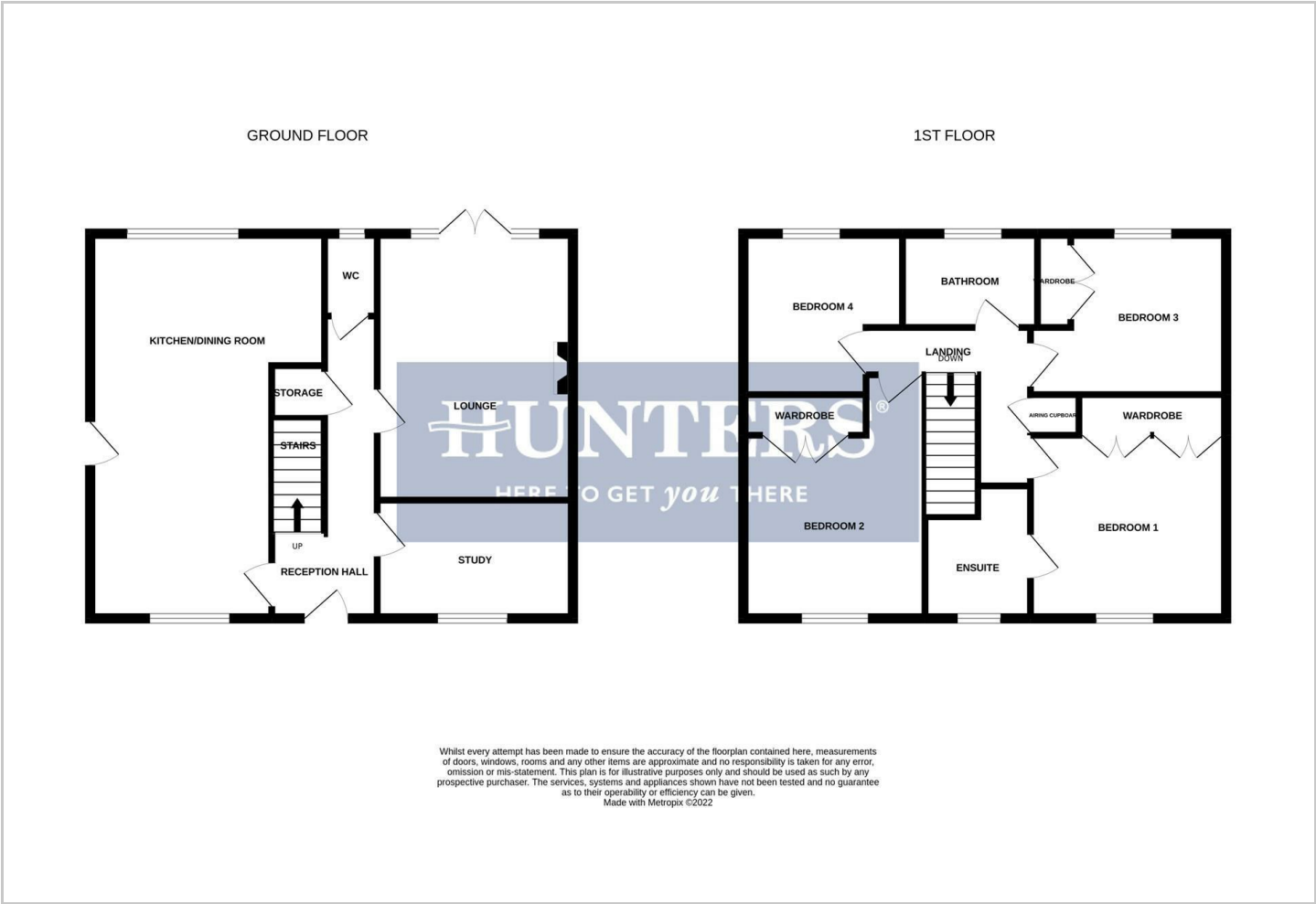
Hybrid Map



Terrain Map

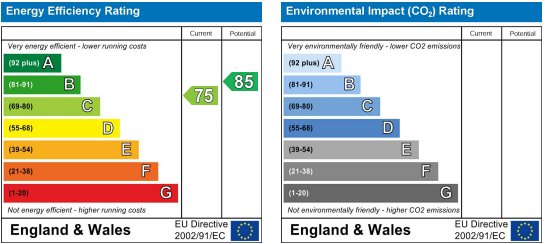


Floor Plan



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.



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