

HUNTERS®

HERE TO GET *you* THERE



Field Sidings Way

Kingswinford, DY6 7AR

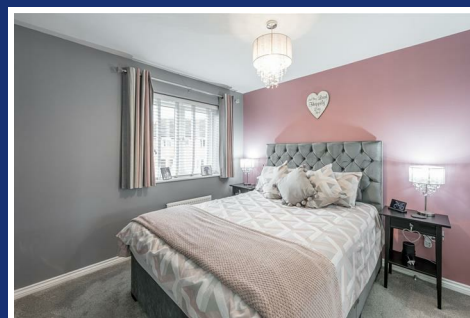


Council Tax: C



Field Sidings Way

Kingswinford, DY6 7AR



Front Of The Property

To the side of the property there is a driveway leading to the garage, gated access to the rear garden and a path to the front door with decorative chipping stones.

Entrance Hall

With a door leading from the front of the property, stairs to the first floor landing, doors to rooms and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan and a central heating radiator.

Kitchen Breakfast Room

10'9" x 8'10" (3.3 x 2.7)

With a door leading from the entrance hall this modern kitchen breakfast room is fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, gas hob with stainless steel cooker hood, electric oven, space for fridge freezer, integrated dishwasher and washing machine, recessed spotlights, cupboard housing boiler, breakfast bar, double glazed window to front and a central heating radiator.

Lounge

16'0" x 13'9" (4.9 x 4.2)

With a door leading from the entrance hall this spacious lounge has double glazed doors leading to the rear garden and two central heating radiators.

Landing

With stairs leading from the entrance hall, double glazed window to side, airing cupboard, recessed spotlights, loft access and doors to various rooms.

Bedroom One

9'10" x 9'2" (3 x 2.8)

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

En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan and a central heating radiator.

Bedroom Two

9'10" x 9'2" (3 x 2.8)

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

Bedroom Three

6'6" x 6'6" (2 x 2)

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

Bathroom

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

Garden

With double glazed doors from the lounge, this gorgeous well maintained and fully landscaped private rear garden has a patio area with artificial lawn beyond, raised beds with shrub borders, double glazed door to garage and gated side access.

Garage

20'0" x 10'2" (6.1 x 3.1)

With an up and door to front, power, light and a double glazed door to the garden.



The Xing

Google

Map data ©2024

A satellite map showing a residential area with a red location pin. The map includes buildings, roads, and green spaces. The Google logo is visible in the bottom left corner, and the text "Copernicus, Maxar Technologies" is partially visible at the bottom.

BASEMENT
210 sq.ft. (19.5 sq.m.) approx.

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.

Garage

Lounge

STAIRS

DOWN

UP

HALL

KITCHEN/BREAKFAST ROOM

CLOAKROOM

BEDROOM 3

BEDROOM 1

WARDROBE

ENSUITE

LANDING

STAIRS

BATHROOM

BEDROOM 2

OPEN TO GET you THERE

TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		92	79
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not environmentally friendly - higher CO₂ emissions			

England & Wales		EU Directive 2002/91/EC	
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