

# HUNTERS®

HERE TO GET *you* THERE



## Beachcroft Road

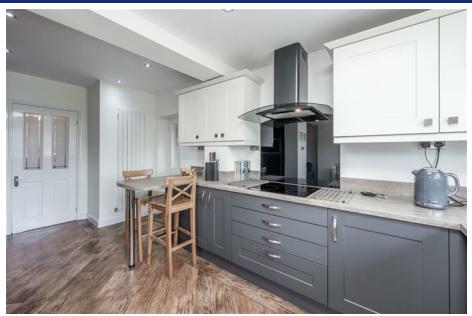
Kingswinford, DY6 0HX



# Beachcroft Road

Kingswinford, DY6 0HX

Offers In The Region Of £375,000



## Front Of The Property

With a block paved driveway, decorative chipping stones to side and mature shrubs.

## Storm Porch

With a double glazed door to front, tiled floor and a double glazed door to the entrance hall.

## Entrance Hall

With a double glazed door to front, double glazed window to front, stairs to the first floor landing, doors to rooms, karndean floor and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, part tiled walls and extractor fan.

## Lounge

18'2" x 11'4" (5.55 x 3.47)

With a door leading from the entrance hall, double glazed bay window to front, gas fire with decorative surround and a central heating radiator.

## Kitchen

17'7" x 8'11" (5.36 x 2.72)

With a door leading from the entrance hall, with a range of wall and base units, work surfaces with matching splashback, one and a half sink and drainer, waste disposal, integrated double oven, induction hob and microwave, dishwasher and fridge freezer, breakfast bar, two skylight windows to rear and opening to the family dining area.

## Family Dining Area

15'2" x 8'9" (4.63 x 2.69)

With double glazed french doors to rear, recessed spotlights and a central heating radiator.

## Study

11'11" x 6'6" (3.65 x 2.0)

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

## Utility

7'8" x 6'6" (2.34 x 1.99)

With a door leading from the study, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink, plumbing for washing machine, space for tumble dryer, door to garage store, extractor fan and a chrome heated towel rail.

## Landing

With stairs leading from the entrance hall, storage cupboard, loft access and doors to rooms.

## Bedroom One

14'6" x 12'1" (4.44 x 3.70)

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

## Bedroom Two

11'5" x 10'4" (3.50 x 3.17)

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

## Bedroom Three

11'0" x 8'3" (3.36 x 2.54)

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

## Bedroom Four

8'0" x 6'7" (2.46 x 2.01)

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

## Bathroom

With a door leading from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin, tiled walls and floor, double glazed window to front, extractor fan, recessed spotlights and a chrome heated towel rail.

## Garden

With double glazed doors from the family room to a patio area, outside tap, outdoor lighting, brick built BBQ, steps leading to a further patio and steps to lawn, shrub borders, play area and garden shed.

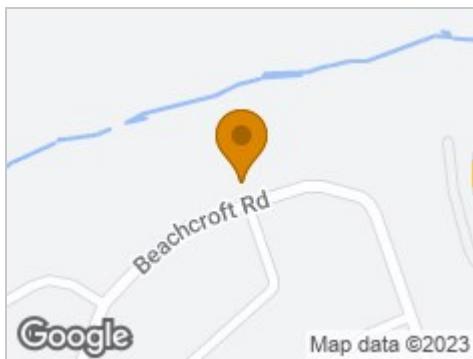
## Garage Store

7'5" x 7'0" (2.27 x 2.15)

With a garage door to front, power, light and door to utility.



## Road Map



## Hybrid Map



## Terrain Map



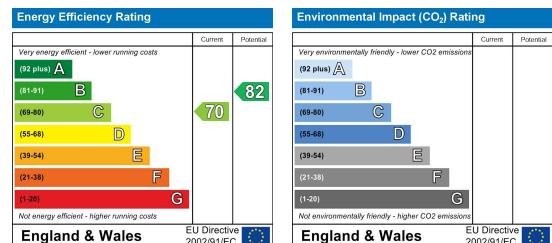
## Floor Plan



## 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.