

# HUNTERS®

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## Field Sidings Way

Kingswinford, DY6 7AR

Guide Price £320,000



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## Front of the Property

With a pathway leading to the front door, mature shrub borders, tarmacadam driveway to side, up and over door to garage and gated side access.

## Entrance Hall

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

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin with tiled splashback, tiled floor and a central heating radiator.

## Lounge

15'4" x 14'4" (4.69 x 4.38)

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

## Dining Room

11'6" x 9'11" (3.53 x 3.04)

With a door leading from the lounge, space for dining table, tiled floor, door leading to kitchen, double glazed patio doors leading to the garden and a central heating radiator.

## Kitchen

18'1" x 10'8" (5.52 x 3.26)

With a door leading from the entrance hall, door leading from the dining room, range of fitted wall and base units with worksurfaces over, tiled splash back, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, integrated oven with gas hob above, one and a half bowl stainless steel sink and drainer, double glazed window to rear and a central heating radiator.

## Landing

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

## Master Bedroom

11'1" x 10'4" front of wardrobe (3.4 x 3.15 front of wardrobe)

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

## En Suite

With a door leading from the master bedroom, W/C, wash hand basin with tiled splashback, walk in shower cubicle, extractor fan and a central heating radiator.

## Bathroom

With a door leading from the landing, W/C, wash hand basin, bath with tiled surround, double glazed window to side, extractor fan and a central heating radiator.

## Bedroom Two

11'1" x 8'4" (3.4 x 2.56)

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

## Bedroom Three

7'9" x 11'2" (2.37 x 3.42)

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

## Bedroom Four

9'10" x 9'6" (3.0 x 2.91)

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

## Garden

With double glazed patio doors leading from the dining room, gated side access, door leading to garage, patio area, lawn beyond and outdoor tap.

## Garage

20'0" 10'6" (6.11 3.22)

With an up and over door to front, double glazed door to side, eaves storage, power and light.



## Road Map



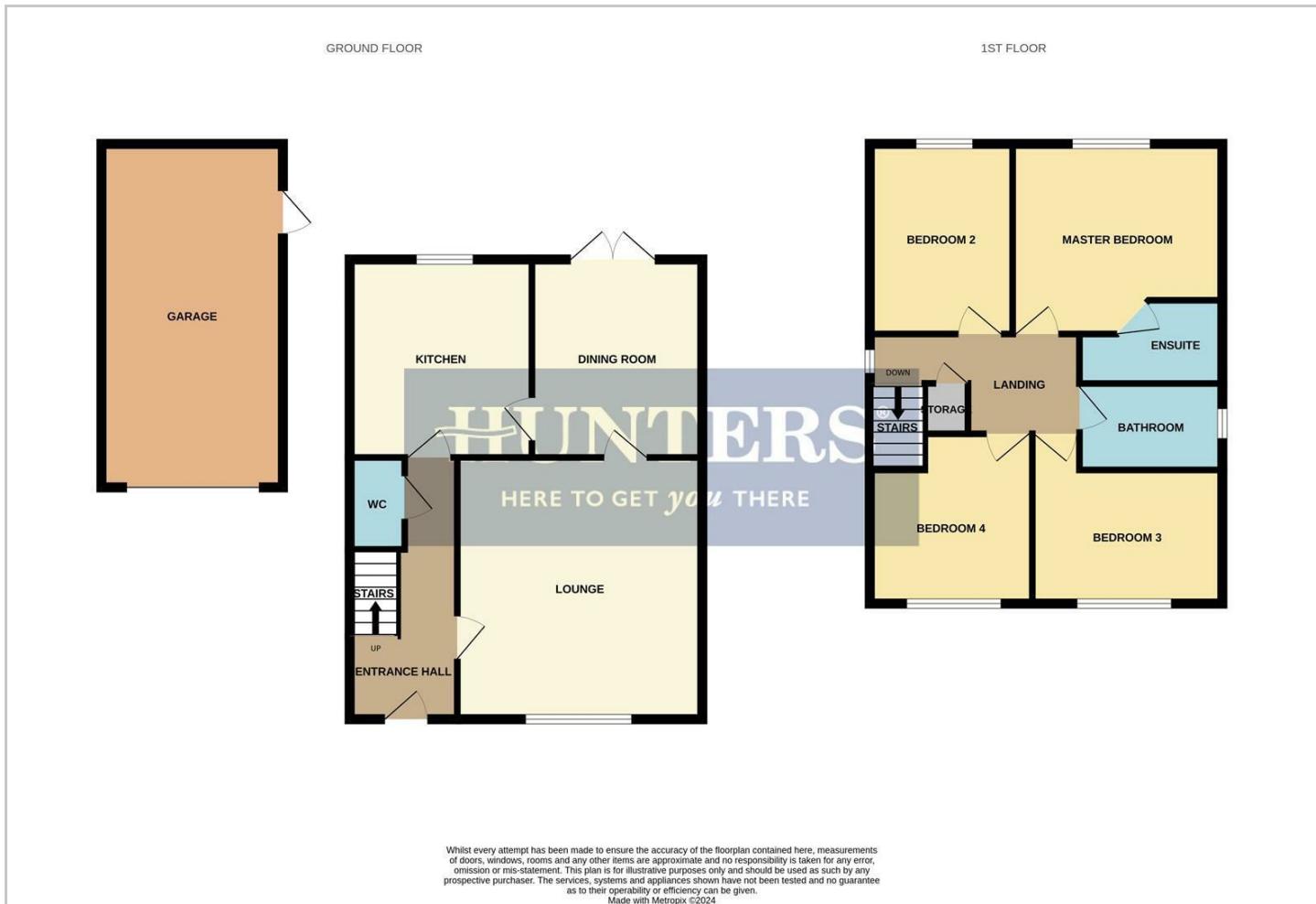
## Hybrid Map



## Terrain Map



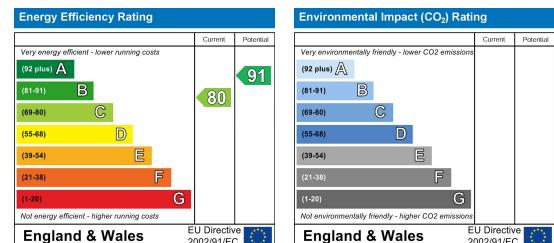
## Floor Plan



## 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.