

# HUNTERS®

HERE TO GET *you* THERE



Kingsley Road

Kingswinford, DY6 9RR

£495,000





# 177 Kingsley Road

Kingswinford, DY6 9RR

£495,000



## Front of the Property

With a chipping stone driveway, steps to front, door to side access, up and over door to garage and gated side access.

## Entrance Hall

14'4" x 6'9" (4.37 x 2.06)

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

## Lounge

12'8" into bay x 12'10" (3.88 into bay x 3.92)

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

## Dining Room / Snug

16'4" x 10'9" (5.0 x 3.28)

With an opening from the entrance hall, tiled floor, space for dining table, log burner, opening to snug, double glazed windows to rear, double glazed french doors to garden and a central heating radiator.

## Kitchen

13'3" x 8'9" (4.06 x 2.67)

With an opening from the entrance hall, tiled floor, range of fitted wall and base units, work surfaces over with matching upstands, integrated fridge and freezer, integrated oven with induction hob above, breakfast bar, storage cupboard, double glazed window to rear, double glazed skylight window, recessed spotlights, opening to utility room and a central heating radiator.

## Utility Room

13'1" x 5'11" (4.00 x 1.81)

With an opening from the kitchen, tiled floor, range of fitted wall and base units, work surfaces over with matching upstands, plumbing for dishwasher and washing machine, sink, double glazed window to rear, double glazed door to garden, door to side access leading to garage, door leading to shower room and bedroom four and a central heating radiator.

## Shower Room

9'3" x 2'7" (2.84 x 0.79)

With a door leading from the utility room, tiled floor, WC, wash hand basin, walk in shower cubicle, window to rear and extractor fan.

## Bedroom Four / Study

12'4" x 8'7" (3.77 x 2.62)

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

## Landing

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

## Bedroom One

12'9" x 12'10" (3.9 x 3.93)

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

## Bedroom Two

11'10" x 10'10" (3.63 x 3.32)

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

## Bedroom Three

11'10" x 10'10" (3.63 x 3.32)

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

## Bathroom

5'6" x 6'6" (1.68 x 2.0)

With a door leading from the landing, WC, wash hand basin with tiled splash back, bath with shower over and tiled surround, double glazed window to front and a chrome heated towel rail.

## Garage

16'6" x 8'10" (5.03 x 2.7)

With an up and over door to front, window to side, power and light and door to side access.

## Garden

With access from the study and utility, patio area, pergola, stairs leading to lawn beyond with mature shrub borders and decorative chipping stones, further steps leading to log store and garden shed and gate proving access to woods to rear, outdoor tap and gated side access.





Road Map



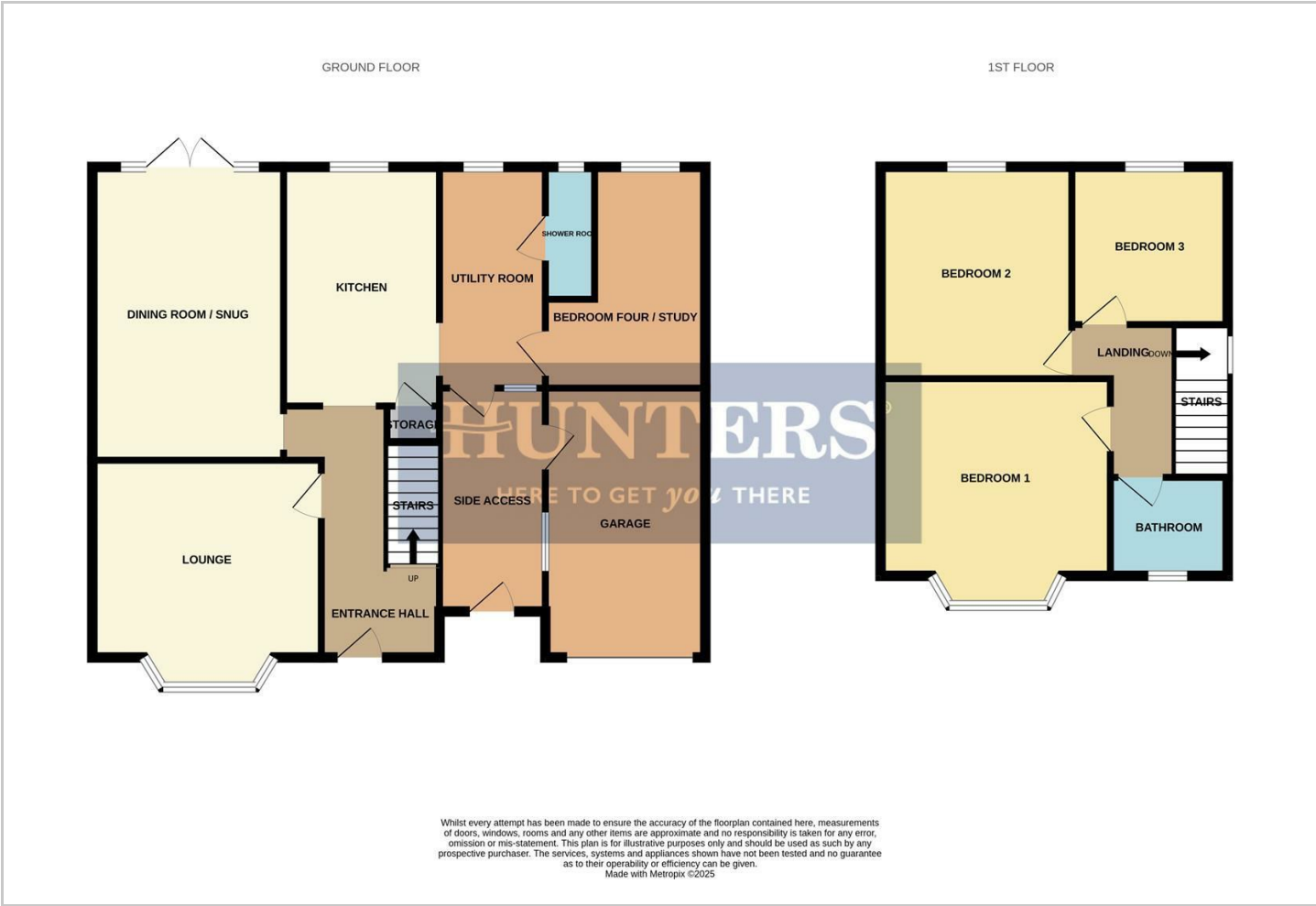
Hybrid Map



Terrain Map



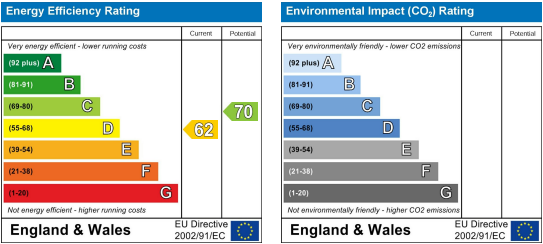
Floor Plan



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.