

HUNTERS[®]

HERE TO GET *you* THERE



Swincross Road

Stourbridge, DY8 1NL



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£289,950



Front of The Property

With a block paved driveway leading to garage with electric roller shutter door with light and power and waterproof double electric socket and a path to entrance porch.

Porch

With a double glazed composite door leading from the front of the property, tiled floor, practical storage cupboard with power and isolation switch and door to office/ entrance hall.

Office/ Hall

11'9" x 6'6" (3.6 x 2)

With a door leading from the porch, stairs to the first floor landing, door to kitchen diner, space for homeworking, new vinyl floor and a central heating radiator.

Kitchen Diner

17'4" x 14'9" max (5.3 x 4.5 max)

With a door leading from the office/ hall, fitted with a range of matching soft closing wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, a range of appliances all included in the sale including: white induction hob, cooker hood above, tall standing fridge freezer, washing machine, dishwasher and integrated eye-level double oven, pantry style drawers, built in larder cupboard, roof light with solar control glass, utility area with breakfast bar, housed central heating Worcester Bosch boiler, under cupboard strip lighting, space for dining table, laminate floor and double glazed bi fold doors to rear garden.

Landing

With stairs leading from the office/ hall and doors to various rooms.

Lounge

14'9" x 12'9" (4.5 x 3.9)

With doors leading from the both landings, feature electric flame effect fire, two double glazed windows to front, space for three piece suite and two central heating radiators.

Bedroom Three

9'10" x 7'10" (3 x 2.4)

With doors leading from the landing, double glazed window to rear 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 rear and a heated towel rail.

Upper Landing

With stairs leading from lower landing, doors to various rooms and bespoke fitted over stairs loft shelving.

Bedroom Two

9'10" x 11'5" max (3 x 3.5 max)

With a door leading from the landing, open walk-in wardrobe with fitted rails and shelving, chest of drawers, double glazed window to rear and a central heating radiator.

Master Bedroom

14'9" x 11'9" (4.5 x 3.6)

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

Shower Room

With a door leading from the landing, P shaped corner shower, waterfall shower head, separate shower attachment, storage cupboard, part tiled walls, wash hand basin, double glazed window to rear and a central heating radiator.

Garage

With electric roller shutter door to front, light and power and useful storage space.

Garden

With double glazed bi fold doors leading from the kitchen diner to decked seating area, mature shrub borders, decorative chipping stones and slate, partly walled, decorative arch, further lower private decked seating area, pond, outside tap, water proof power sockets and solar lights.



Road Map



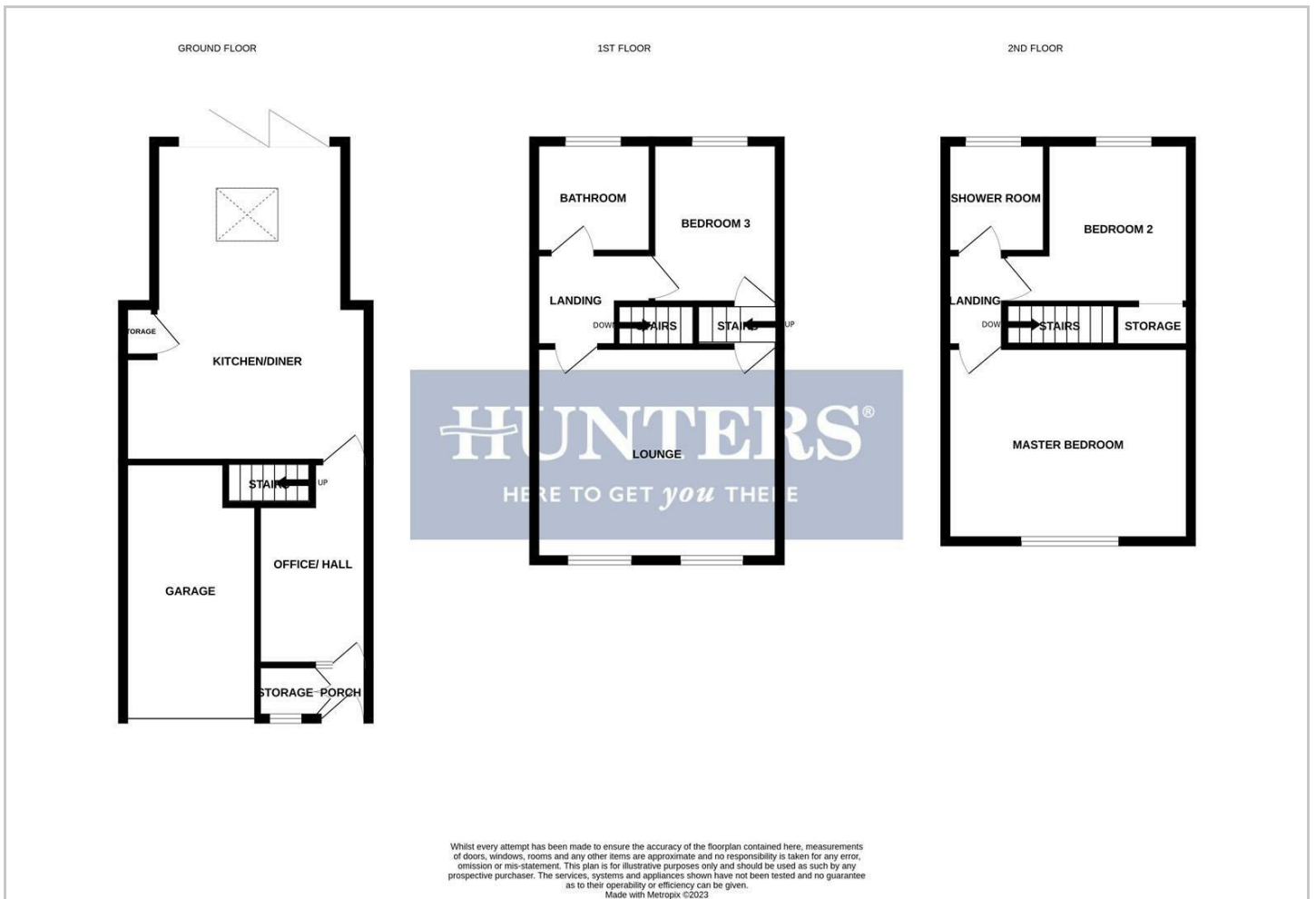
Hybrid Map



Terrain Map



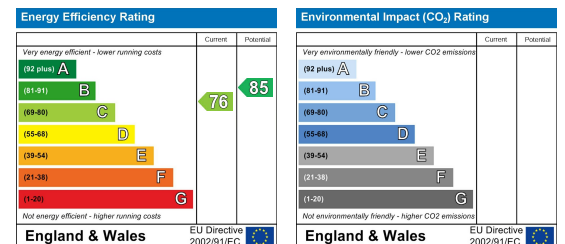
Floor Plan



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.