

# HUNTERS®

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## Summer Street

Kingswinford, DY6 9NA

Offers Over £340,000



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## Front of the Property

To the front of the property there is a tarmac driveway, double glazed door leading to porch, outdoor lights and side access.

## Porch

6'0" x 2'3" (1.85 x 0.7)

With a double glazed door to front, storage cupboard, double glazed door leading to the hall, and double glazed windows to front.

## Entrance Hall

10'2" x 5'2" (3.1 x 1.6)

With a double glazed door leading from the porch. stairs leading to the first floor landing, under stairs storage cupboard, doors leading to various rooms, integrated storage with sliding doors and a central heating radiator.

## Kitchen / Diner / Family Room

29'7" x 15'11" (9.04 x 4.86)

With a door leading from the hall this modern and extended kitchen family room provides space for dining table, fitted kitchen with a range of wall and base units with worksurfaces above, integrated electric oven, induction hob with stainless steel cooker hood above, splash back, integrated dishwasher, space for tall fridge freezer, stainless steel sink and drainer, breakfast bar, vertical central heating radiator, recessed spotlights and a double glazed window to side. With a further opening from the kitchen / dining area leading to an open plan lounge, featuring skylight windows, double glazed sliding patio doors leading to the garden, central heating radiator, and an electric fire with decorative surround.

## Bedroom Four / Study

9'8" x 7'1" (2.96 x 2.18)

With a door leading from the hall, double glazed bay window to front, skylight windows, recessed spotlights, vertical central heating radiator and a door leading to the en suite.

## En Suite

With a door leading from bedroom four, W/C, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower head, recessed spotlights, double glazed window to side and a chrome heated towel rail.

## Landing

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

### Bedroom One

13'0" x 9'7" (3.98 x 2.94)

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

### Bedroom Two

13'11" x 7'6" (4.25 x 2.3)

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

### Bedroom Three

13'11" x 6'0" (4.26 x 1.85)

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

### Bathroom

With a door leading from the first floor landing, W/C, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower head, separate bath, tiled floors, recessed spotlights, chrome heated towel rail and double glazed window to front.

### Garden

With patio doors leading from the lounge, side access, lawn area, mature shrub borders, outdoor lights, decked area leading to summer house and outdoor tap.

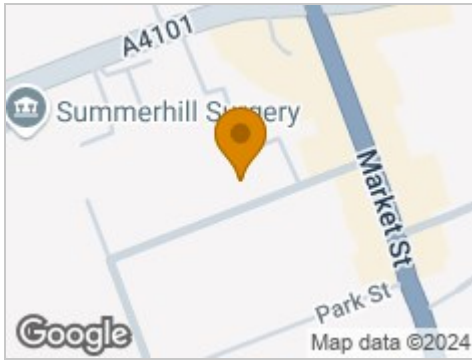
### Summerhouse

9'10" x 19'1" (3.02 x 5.83)

With access from the garden, double glazed door and windows, power, lights and electric heater.



## Road Map



## Hybrid Map



## Terrain Map



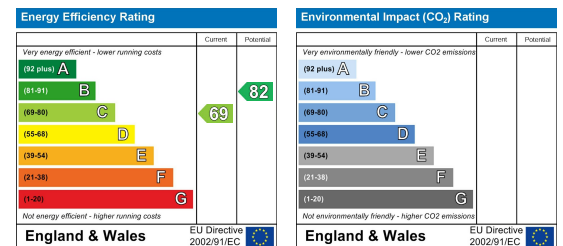
## Floor Plan



## 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.