



Oakfield Avenue, Kingswinford, West Midlands, DY6 8HJ

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Offers Over £475,000

A superb example of a traditional-style three bedroom detached home showcasing modern and contemporary interiors. Sitting attractively at the head of its immaculate block paved driveway, the property is finished with its striking white front together with complementary paired brickwork demonstrating immense kerb appeal. Occupying a naturally elevated position with beautiful uninterrupted views towards Ridgehill Wood, this fantastic family home offers flexible and versatile living with the practicality of home working. Behind its compelling front you're welcomed by a generous size entrance hall with storage cupboard, through lounge diner, modern breakfast kitchen with integral appliances, conservatory and home office. Continuing upstairs off its bright and airy landing with skylight window leads to master bedroom suite with dressing area, two further double bedrooms and stylish family bathroom. The manicured rear garden has a patio perfect for alfresco dining, raised lawn with mature planted shrub borders and fully insulated garden room with double glazed French doors for a much needed quiet escape. Further benefits include a garage with recently installed central heating boiler, roller shutter door and further useful storage area. This lovingly cared-for family home boasts a convenient location close to various nearby amenities and catchment for excellent schooling.





Front of The Property

To the front of the property boasts a large block paved driveway, dwarf wall, well maintained lawn, planted olive tree and shrub borders, steps to storm porch, garage with roller shutter door, further storage area and gated side access.

Entrance Hall

11'5" x 3'11"

With a double glazed composite door leading from the front of the property, doors to various rooms, stairs to first floor landing with skylight window, storage cupboard with quarry tiled floor, wooden floor and a central heating radiator.

Lounge Diner

24'7" x 10'5"

With a door leading from the entrance hall, bespoke built-in gas fire, space for three piece suite and dining table, double glazed bay window to front, double glazed french doors to conservatory, further door to home office and two central heating radiators.

Conservatory

10'9" x 10'5"

With double glazed windows and french doors leading from the lounge diner and garden, karndean floor and a central heating radiator.

Home Office

9'10" x 4'3"

With a door leading from the lounge diner, space for desk, karndean floor and double glazed window to rear.

Kitchen Breakfast Room

14'1" x 11'5" max

With a door leading from the entrance hall, matching wall and base units, worktops over, sink and drainer, tiled splashback, integrated fridge freezer, dishwasher, space for range master cooker, cooker hood over, plumbing for washing machine and space for tumble dryer, breakfast bar, tiled floor, recessed spotlights, double glazed windows to rear, double glazed door to garden and a central heating radiator.



Landing

With stairs leading from the entrance hall, door to various rooms, skylight window and loft access.

Master Bedroom

11'5" x 10'9"

With doors leading from the landing and dressing area, wooden floor, double glazed bay window to front and a central heating radiator.

Dressing Area

9'10" x 3'11"

With doors leading from the master bedroom and en suite, space for wardrobes and drawers, recessed spotlights, karndean floor and a double glazed window to front.

En Suite

With a door leading from the dressing area, shower with waterfall shower head, WC and wash hand basin set into vanity unit, matching upstands, recessed spotlights, karndean floor, double glazed window to rear and a central heating radiator.

Bedroom Two

10'9" x 10'5"

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

Bedroom Three

8'10" x 8'2"

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

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin set into vanity unit, recessed spotlights, part tiled walls, double glazed windows to rear and side and a chrome heated towel rail.



Garden

Accessed via double glazed doors leading from the kitchen breakfast room and conservatory to a patio area, wall with decorative railings, steps to well maintained lawn, mature planted shrubs and fully insulated garden room with double glazed french doors and space for seating.

Garden Room

10'9" x 9'6"

With double glazed french doors leading from the garden, wooden floor, space for seating and loft space.

Garage

16'4" x 10'5"

With a roller shutter door to front, wall mounted recently installed central heating boiler, light and power and loft space with useful storage.

Store

9'2" x 3'11"

With roller shutter door to front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

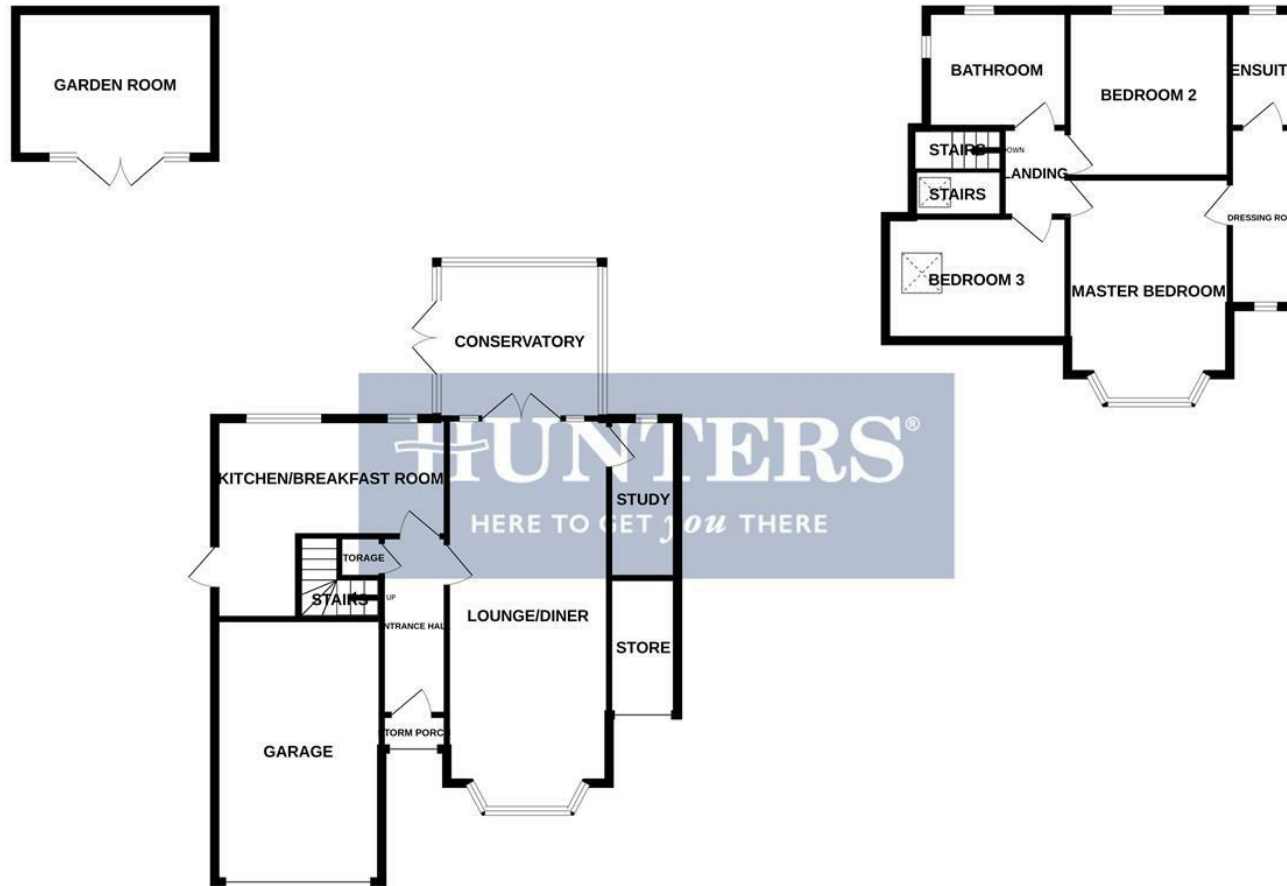
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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