

# HUNTERS®

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**Bromley Lane**  
Kingswinford, DY6 8JP

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Council Tax: E





# Bromley Lane

Kingswinford, DY6 8JP

£392,000



## Front Of The Property

Commanding a prominent position, elevated off Bromley Lane there are steps leading to the front door with a well established lawn with mature shrubs, gravelled to the front of the property with further steps leading to the lawn, there is also gated side access with a further door to the side leading to the kitchen.

## Entrance Hall

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

## Cloakroom

With a door from the entrance hall, WC, wash hand basin, double glazed window to side, storage cupboard and a central heating radiator.

## Dining Area

9'2" x 8'10" (2.8 x 2.7)

With a door from the entrance hall and to the kitchen breakfast room, vinyl floor and opening to lounge.

## Lounge

19'0" x 11'5" (5.8 x 3.5)

Opening from the dining area this spacious lounge has vinyl floor, double glazed doors leading to rear garden, double glazed window to rear and a central heating radiator.

## Kitchen Breakfast Room

16'4" x 9'10" (5 x 3)

With a door leading from the dining area this modern kitchen is fitted with a range of wall and base units, granite work surfaces with tiled splashback, stainless steel sink, double electric oven, gas hob with stainless steel cooker hood, space for fridge freezer, plumbing for washing machine, integrated dishwasher, double glazed composite door to side, double glazed windows to front and side, useful storage cupboard and a central heating radiator.

## Landing

With a door from the entrance hall, loft access, doors to rooms, and an airing cupboard housing boiler.

## Bedroom One

13'9" x 10'2" (4.2 x 3.1)

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

### Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

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

### Bedroom Three

10'2" x 6'10" (3.1 x 2.1)

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

### Bedroom Four

10'2" x 8'10" (3.1 x 2.7)

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

### Shower Room

With a door from the landing this modern shower room has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to side, tiled walls and a chrome heated towel rail.

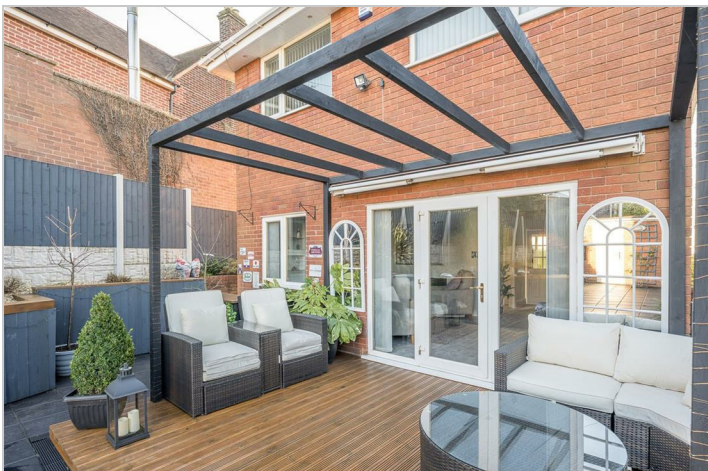
### Garden

With access from the lounge and kitchen breakfast room this lovely landscaped private rear garden has a decked area with patio beyond, raised borders with gravelled area and mature shrubs, door to the garage and gated side access. There is a further gate to the rear leading to the double garage and a further lawn area with mature shrubs.

### Double Garage

16'0" x 14'9" (4.9 x 4.5)

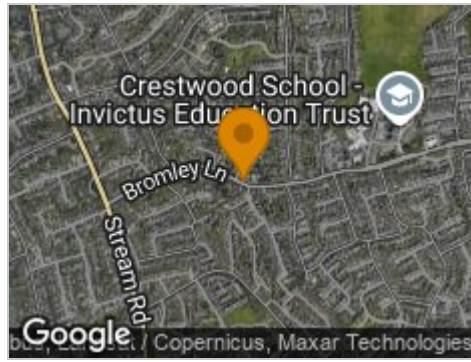
With an electric up and over door leading from the rear of the property, double glazed window and door to the garden, power and lighting.



## Road Map



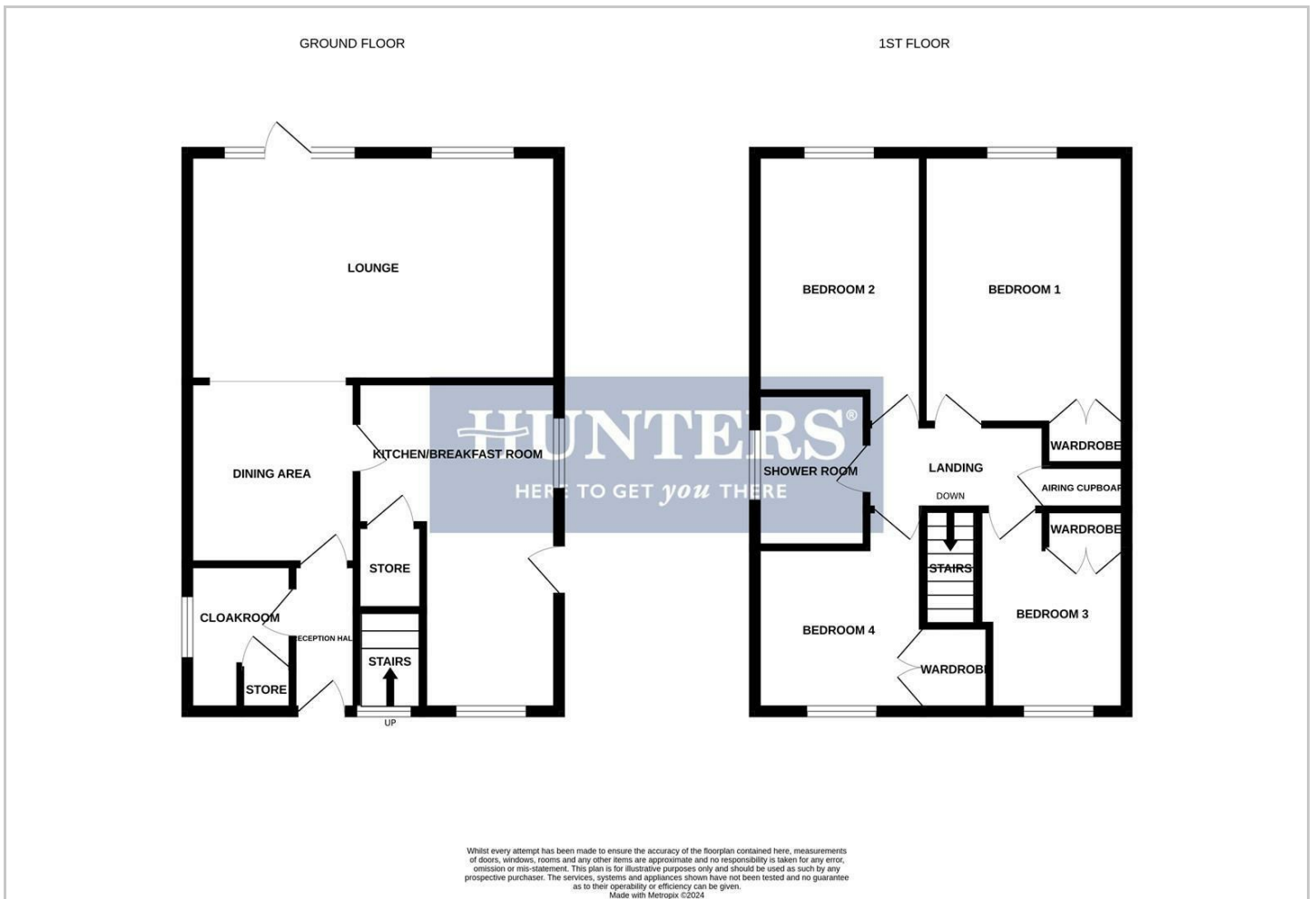
## Hybrid Map



## Terrain Map

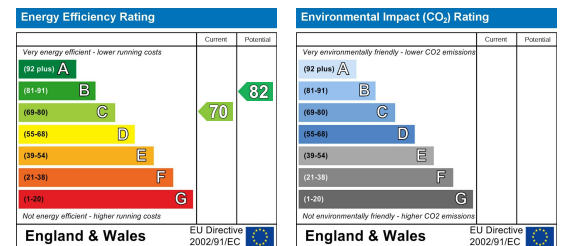


## Floor Plan



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.