

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

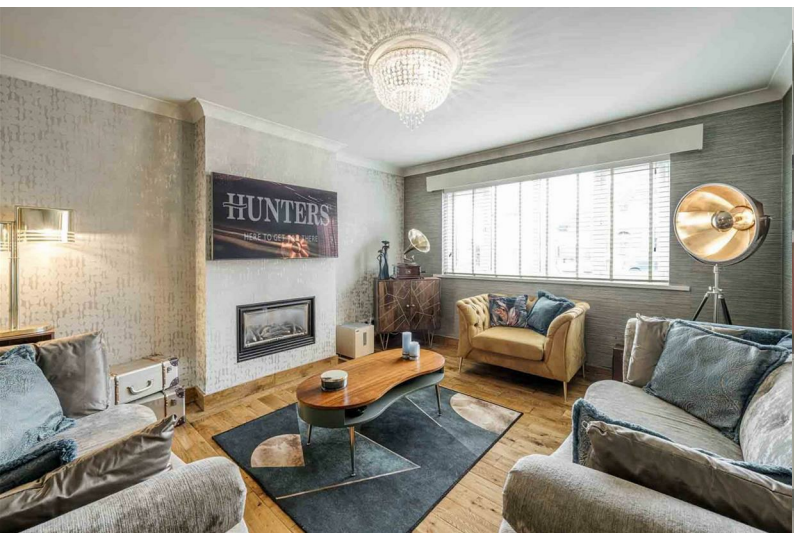


## Penzer Street

Kingswinford, DY6 7AB



Council Tax: E



# Penzer Street

Kingswinford, DY6 7AB

£490,000



## Front Of The Property

To the front of the property is a paved driveway with private electric gates, there is a small artificial lawn with trees, double glazed doors leading to the study and porch, further gate to the front of the property with path leading to gated side access.

## Porch

With a double glazed composite door to side and door to entrance hall.

## Entrance Hall

With a door from the porch, storage cupboard, stairs to the first floor landing, doors to rooms, tiled floor and a central heating radiator.

## Lounge

13'9" x 11'9" (4.2 x 3.6)

With a door from the entrance hall, this cosy lounge has a gas fire, double glazed window to front, wooden floor and a central heating radiator.

## Bedroom Two

11'9" x 9'10" (3.6 x 3)

With a door from the entrance hall, double glazed window to front. wooden floor, recessed spotlights and a central heating radiator.

## Bedroom Three

11'5" x 10'9" (3.5 x 3.3)

With a door from the entrance hall, double glazed window to side, storage cupboard, laminate floor and a central heating radiator.

## Shower Room

With a door from the entrance hall this stunning modern shower room has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to side, recessed spotlights, tiled floor and a central heating radiator.

## Kitchen

13'1" x 11'9" (4 x 3.6)

With a door from the entrance hall and opening to the family room this gorgeous kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, five ring gas hob, electric oven, microwave, integrated dishwasher, double Belfast sink with waste disposal, space for fridge freezer, recessed spotlights, breakfast bar, extractor fan, double glazed window to side and tiled floor.

## Family Room

29'10" x 8'6" (9.1 x 2.6)

Open from the kitchen this perfect entertaining area has tiled floor, recessed spotlights, bi fold doors leading to the rear garden, double glazed door to side, double glazed doors to front and a further door to the utility.

### Utility Room

With a door from the family room, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, recessed spotlights and tiled floor.

### Study

16'8" x 7'2" (5.1 x 2.2)

With a double glazed door leading from the front of the property this multi purpose room has recessed spotlights, WC, wash hand basin, further double glazed door leading to the garden and a central heating radiator.

### Landing

With stairs from the entrance hall, storage cupboard and doors to rooms.

### Master Bedroom

17'4" x 13'1" (5.3 x 4)

With a door from the landing and to the en suite this impressive master bedroom has five skylight windows, walk in wardrobe and a central heating radiator.

### En Suite

With a door from the master bedroom, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, skylight window, tiled floor, part tiled walls, recessed spotlights and a heated towel rail.

### Bedroom Four

7'6" x 13'1" (2.3 x 4)

With a door from the landing, skylight window, WC, wash hand basin and a central heating radiator.

### Garden

With access via bi fold doors from the family room, this fully landscaped and well maintained private rear garden provides a number of lovely seating areas, there is a decked area, artificial lawn and outdoor lighting, there is further access to the front of the property and to the study/home office.



## Road Map



## Hybrid Map



## Terrain Map

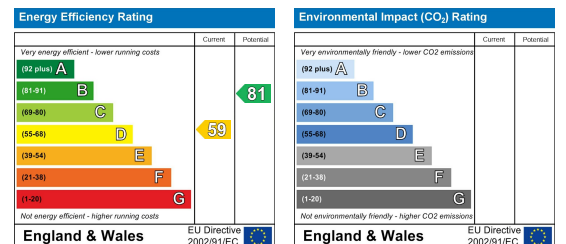


## Floor Plan



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.