

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Crossing

Kingswinford, DY6 7AL

Offers In The Region Of £400,000



4



2



2



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# 7 The Crossing

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## Front of the Property

With a path leading to a double glazed front door, decorative chipping stone, mature shrub borders, gated side access, tarmacadam driveway to side and an up and over door to garage.

## Entrance Hall

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

## Lounge

18'11" into bay x 11'3" (5.78 into bay x 3.43)

With a door leading from the entrance hall, double glazed bay window to front and two central heating radiators.

## Kitchen Dining Room

9'1" x 24'0" (2.77 x 7.32)

With a door leading from the entrance hall, range of fitted wall and base units with worksurfaces over and tiled splash back, integrated oven with gas hob above, integrated fridge and freezer, plumbing for washing machine, integrated dishwasher, space for dining table, two double glazed windows to rear, double glazed french doors leading to the garden and two central heating radiators.

## Study

11'7" x 9'2" (3.54 x 2.81)

With a door leading from the entrance hall, double glazed bay window to front, door leading to storage cupboard and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, W/C, wash hand basin with tiled splash back, extractor fan and a central heating radiator.

## Landing

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

## Master Bedroom

12'6" x 13'8" front of wardrobe (3.82 x 4.18 front of wardrobe )

With a door leading from the landing, two double glazed windows to front, door leading to the en suite and two central heating radiators.

### En Suite

With a door leading from the master bedroom, walk in shower cubicle with tiled splash back, W/C, wash hand basin with tiled splash back, extractor fan and a central heating radiator.

### Bedroom Two

11'3" x 8'7" (3.44 x 2.62)

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

### Bedroom Three

9'4" x 8'0" (2.86 x 2.46)

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

### Bedroom Four

9'5" x 8'2" (2.88 x 2.49)

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

### Bathroom

6'2" x 6'11" (1.88 x 2.12)

With a door leading from the landing, W/C, wash hand basin with tiled splash back, bath with tiled surround, double glazed window to rear, extractor fan and a central heating radiator.

### Garden

With double glazed french doors leading from the kitchen dining room, patio area, lawn beyond, gated side access, outdoor tap, further patio / seating area and a door leading to the garage.

### Garage

20'0" x 10'2" (6.10 x 3.11)

With a door leading from the garden, up and over door to front, eaves storage, power and light.



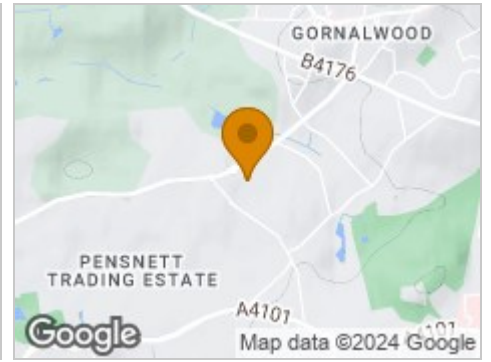
## Road Map



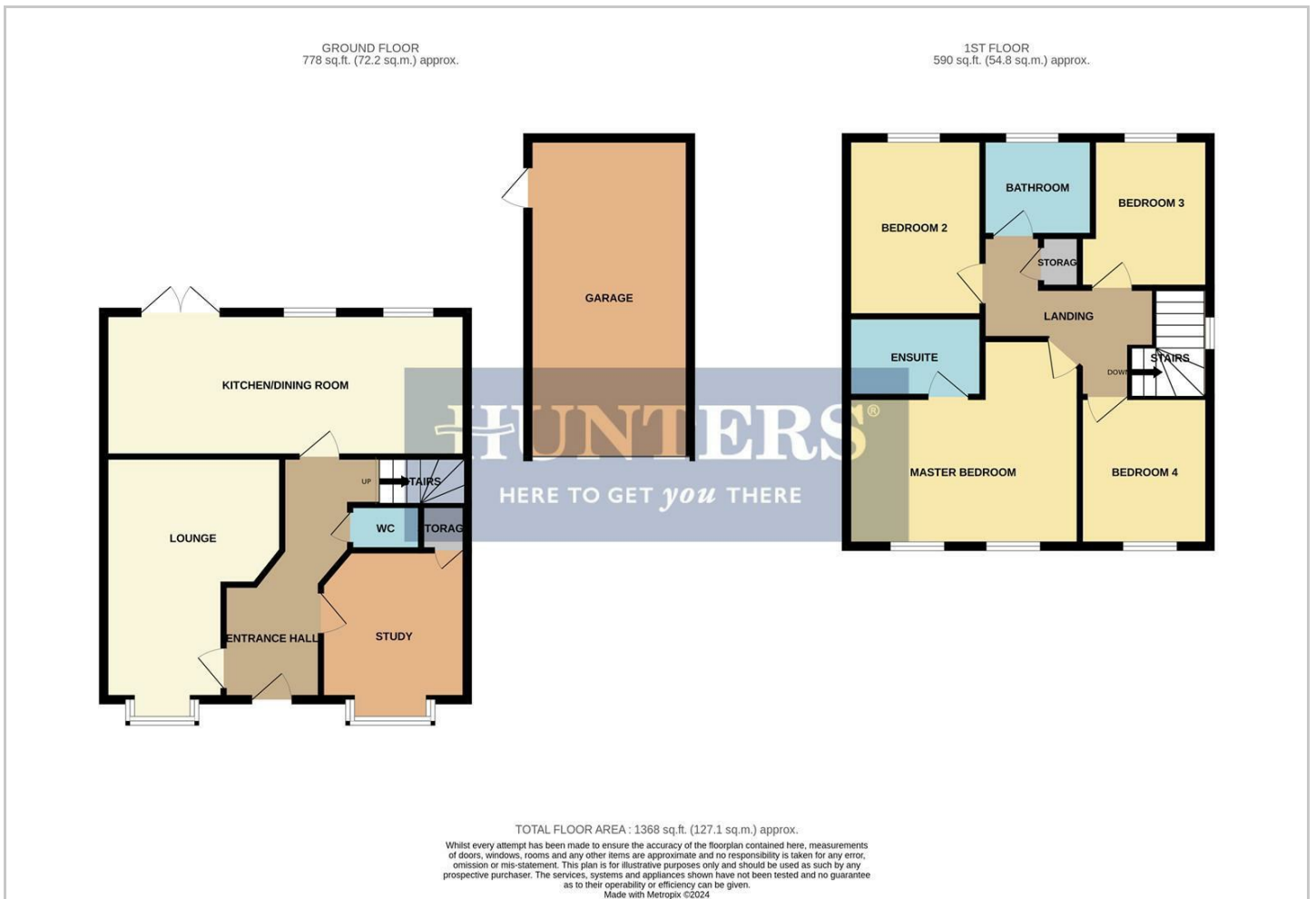
## Hybrid Map



## Terrain Map



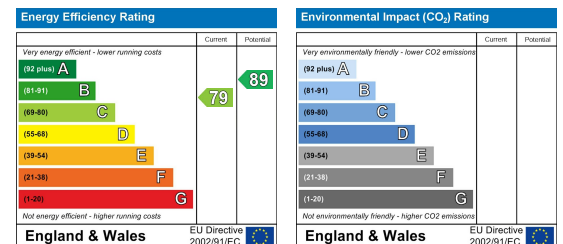
## Floor Plan



## 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.