



Greenfields Road, Kingswinford, DY6 8EN

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EXCLUSIVE



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Occupying a commanding corner position on Greenfields Road, stands this individual architectural designed four bedroom family home which offers a fantastic blend of spacious bedrooms and living space, together a wonderfully maintained private rear garden. The property itself comprises: porch, lovely inviting entrance hall with parquet flooring, ground floor WC, lounge dining room, impressive sitting room with parquet flooring, kitchen breakfast room, conservatory, gallery landing, four double bedrooms, family bathroom and an en suite shower room. To the front of the property is a spacious driveway, with further driveway to the rear offering access to the garage with an electric roller door. To the side of the property is a beautifully maintained rear garden which offers a private patio area with lawn beyond which is bordered with shrubs, plants and tree together with a nice selection of fruit bushes and a mature vegetable patch. This lovely family home is conveniently located within walking distance of sought after schools and Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers.





Front Of The Property

Occupying this prominent corner position, to the front of the property is a spacious driveway with raised borders, gated access to the garden, lawn to the side which leads to a further driveway and access to the garage, there is also a double glazed composite door leading to the entrance porch.

Porch

With a double glazed composite door leading from the front of the property, further door to the hall, tiled flooring and windows to the front and side.

Entrance Hall

With a door leading from the porch this welcoming entrance hall has parquet flooring, stairs to the first floor, doors to rooms and a central heating radiator.

Cloakroom

With a door leading from the hall, parquet flooring, WC, wash hand basin, window to the front and a useful storage cupboard.

Lounge Dining Room

22'3" x 15'5"

With a door leading from the entrance hall this spacious room has windows to the front and side and three central heating radiators.

Sitting Room

16'8" x 13'1"

With a door leading from the entrance hall this impressive sitting room has parquet flooring, double doors leading to the rear garden, electric fire with decorative surround, two windows to the rear and a central heating radiator.



Kitchen Breakfast Room

13'5" x 10'2"

With a door leading from the entrance hall, this kitchen has a range of wall and base units, work surfaces with tiled splash back, space for a range cooker and fridge, plumbing for a washing machine and dishwasher, stainless steel sink and drainer, wall mounted boiler, quarry tiled floor, two windows to the front, a useful large pantry with window, door to the conservatory and a central heating radiator.

Conservatory

12'9" x 10'9"

With a door leading from the kitchen breakfast room and further double doors to the garden, tiled flooring, windows to the side and rear and a central heating radiator.

Landing

With stairs leading from the hall, this gallery landing has two windows, doors to various rooms, loft access to a boarded loft with fitted ladders and two windows, and a central heating radiator.

Bedroom One

15'5" x 10'5"

With a door leading from landing, windows to the front and side and two central heating radiators.

Bedroom Two

12'9" x 8'6"

With a door leading from landing, three windows to the side, door to the en suite, built in storage and a central heating radiator.

En Suite

With a door leading from bedroom two, shower cubicle, WC, wash hand basin, tiled walls, window to the side and a central heating radiator.



Bedroom Three

11'5" x 9'10"

With a door leading from landing, windows to the front and rear and a central heating radiator.

Bedroom Four

12'5" x 8'2"

With a door leading from landing, windows to the rear and a central heating radiator.

Bathroom

10'2" x 8'10"

With a door leading from the landing, shower cubicle, separate bath, WC, wash hand basin, bidet, window to the front and two to the side and a central heating radiator.

Garage

24'11" x 12'1"

With an electric roller door leading from the driveway to the rear of the property, power, lighting, work bench and double doors to a greenhouse.

Garden

With double doors leading from the sitting room and conservatory, to the side of the property is a beautifully maintained rear garden which offers a private patio area with lawn beyond which is bordered with shrubs, plants and tree together with a nice selection of fruit bushes and a mature vegetable patch. There are also double doors leading to the greenhouse and then garage, gated side access leading to the front of the property.

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. 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.

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1985 sq.ft. (184.4 sq.m.) approx.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 62	Potential: 76

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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