

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grove Park

Kingswinford, DY6 9AD

£385,000



# 16 Grove Park

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## Front of the Property

With a tarmacadam, gated side access, and double glazed door to front.

## 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.

## Reception Room

With a sliding door from the entrance hall, double glazed window to front and a central heating radiator.

## Kitchen

16'9" x 10'8" (5.12 x 3.27)

With a door leading from the entrance hall, range of fitted wall and base units, feature island, integrated double oven, integrated dish washer, plumbing for washing machine, one and a half bowl stainless steel sink and drainer, gas hob with stainless steel cooker hood above, door to pantry cupboard, double glazed window to side and rear, double glazed door to garden and a central heating radiator.

## Lounge

12'4" x 13'0" (3.78 x 3.97 )

With a door leading from the entrance hall, gas fire with decorative surround, double glazed sliding door to garden and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, double glazed window to side.

## Bedroom One

10'7" x 12'11" (3.24 x 3.96)

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

## Bedroom Two

10'8" x 9'4" (3.27 x 2.87)

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

## Bedroom Three

7'11" x 10'5" (2.43 x 3.19)

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

## Bathroom

With a door leading from the landing, tiled walls, bath with shower over, WC, wash hand basin set into vanity unit, double glazed window to front, double glazed skylight window, extractor fan and a chrome heated towel rail.

## Garden

With a double glazed door leading from the garden, double glazed sliding door from the lounge, tiled patio area, lawn beyond, double glazed french doors to annexe, gate to side entrance leading to annexe with outdoor tap and further gate to front.

## Annexe

### Shower Room

With a door leading from the entrance hall, tiled walls and floor, WC, wash hand basin, double glazed window to front, recessed spotlights and extractor fan.

### Open Plan Kitchen Living Area

18'10" x 11'4" (5.75 x 3.47)

With a double glazed door to front, entrance hall leading to open plan living area, kitchen with range of fitted wall and base units, work surfaces over with matching upstands, space for fridge and freezer, plumbing for washing machine, induction hob with stainless steel cooker hood, one and a half bowl stainless steel sink and drainer, recessed spotlights, double glazed window to side, double glazed french doors to garden and two electric heaters.

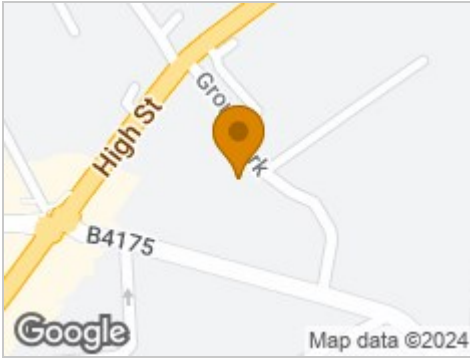
### Bedroom

8'5" x 11'6" (2.58 x 3.53)

With a sliding door from the living area, double glazed window to side and a electric heater.



## Road Map



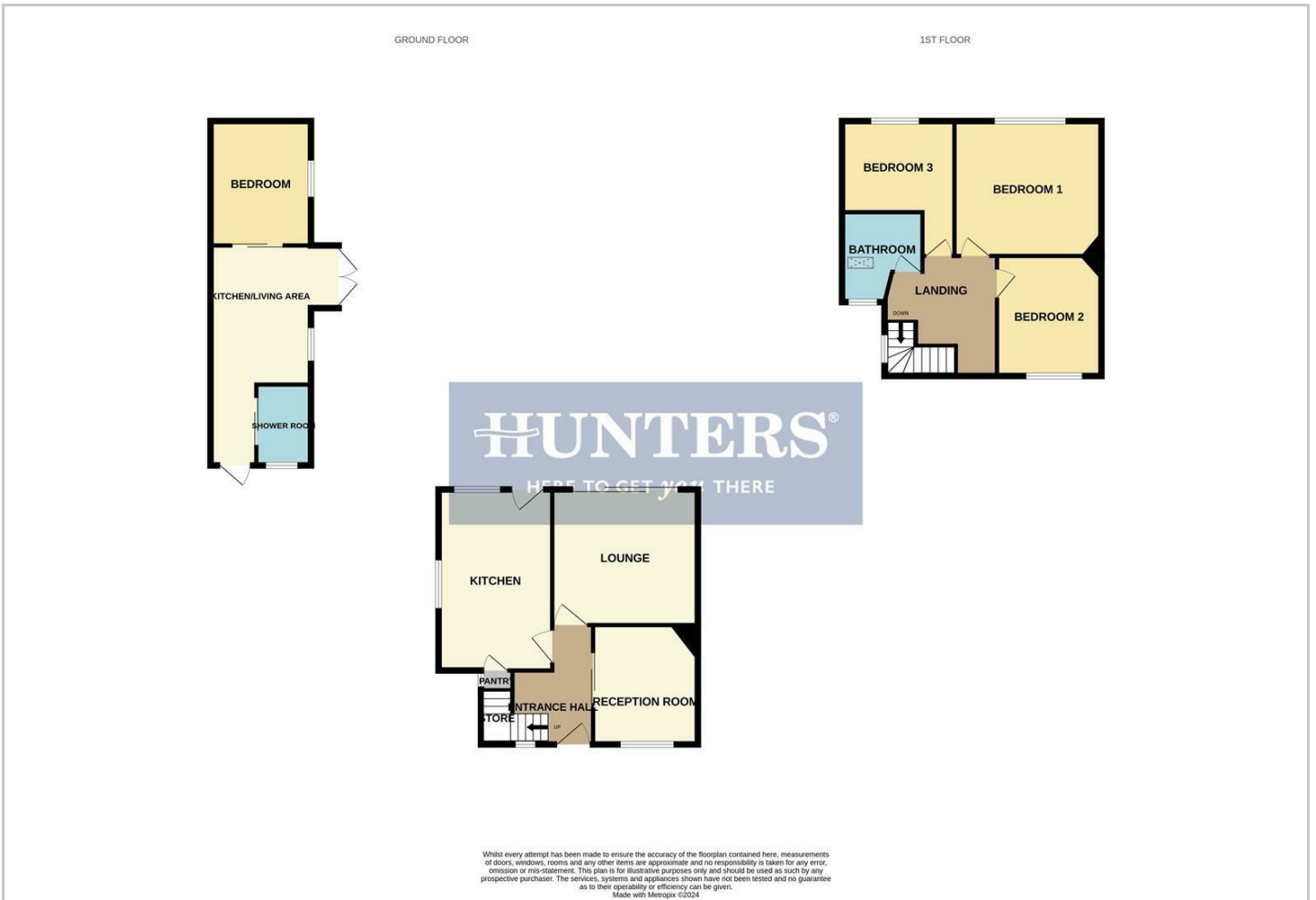
## Hybrid Map



## Terrain Map



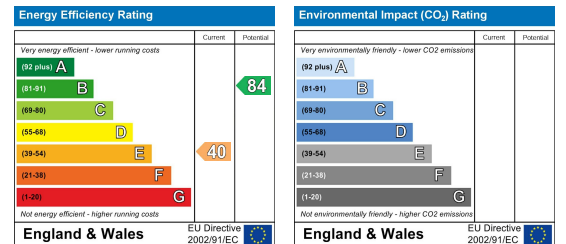
## Floor Plan



## 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.