

# HUNTERS<sup>®</sup>

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## Rowan Rise

Kingswinford, DY6 8EE

Offers In The Region Of £235,000





# 34 Rowan Rise

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## Front of the Property

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

## Entrance Hall

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

## Lounge

11'10" x 15'4" (3.61 x 4.69)

With an door leading from the entrance hall, electric fire with decorative surround, double glazed bay window to front and a central heating radiator.

## Dining Room

11'7" x 12'5" (3.55 x 3.8)

With a door leading from the entrance hall, space for dining table, double glazed windows to rear and a central heating radiator.

## Kitchen

8'5" x 8'11" (2.57 x 2.73)

With a door leading from the entrance hall, range of fitted wall and base units with worksurfaces over, tiled floor, space for tall fridge freezer, integrated oven with induction hob above and stainless steel cooker hood, stainless steel sink and drainer, plumbing for washing machine and double glazed door to garden.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, storage cupboard and loft access.

## Bedroom One

12'0" x 10'0" (3.68 x 3.05)

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

## Bedroom Two

7'11" x 14'4" (2.42 x 4.38)

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

## Bedroom Three

11'0" x 9'3" (3.36 x 2.82)

With a door leading from the landing and a double glazed window to front .

### Bedroom Four

10'2" x 7'1" (3.11 x 2.16)

With a door leading from the landing, double glazed window to front and storage cupboard housing wall mounted boiler.

### Shower Room

5'5" x 7'3" (1.66 x 2.21)

With a door leading from the landing, tiled walls and floor, walk in shower cubicle, wash hand basin set into vanity unit, WC, two double glazed window to rear and a central heating radiator.

### Garden

With a double glazed door leading from the kitchen, patio area with lawn beyond, outdoor store and gate to side access.



Road Map



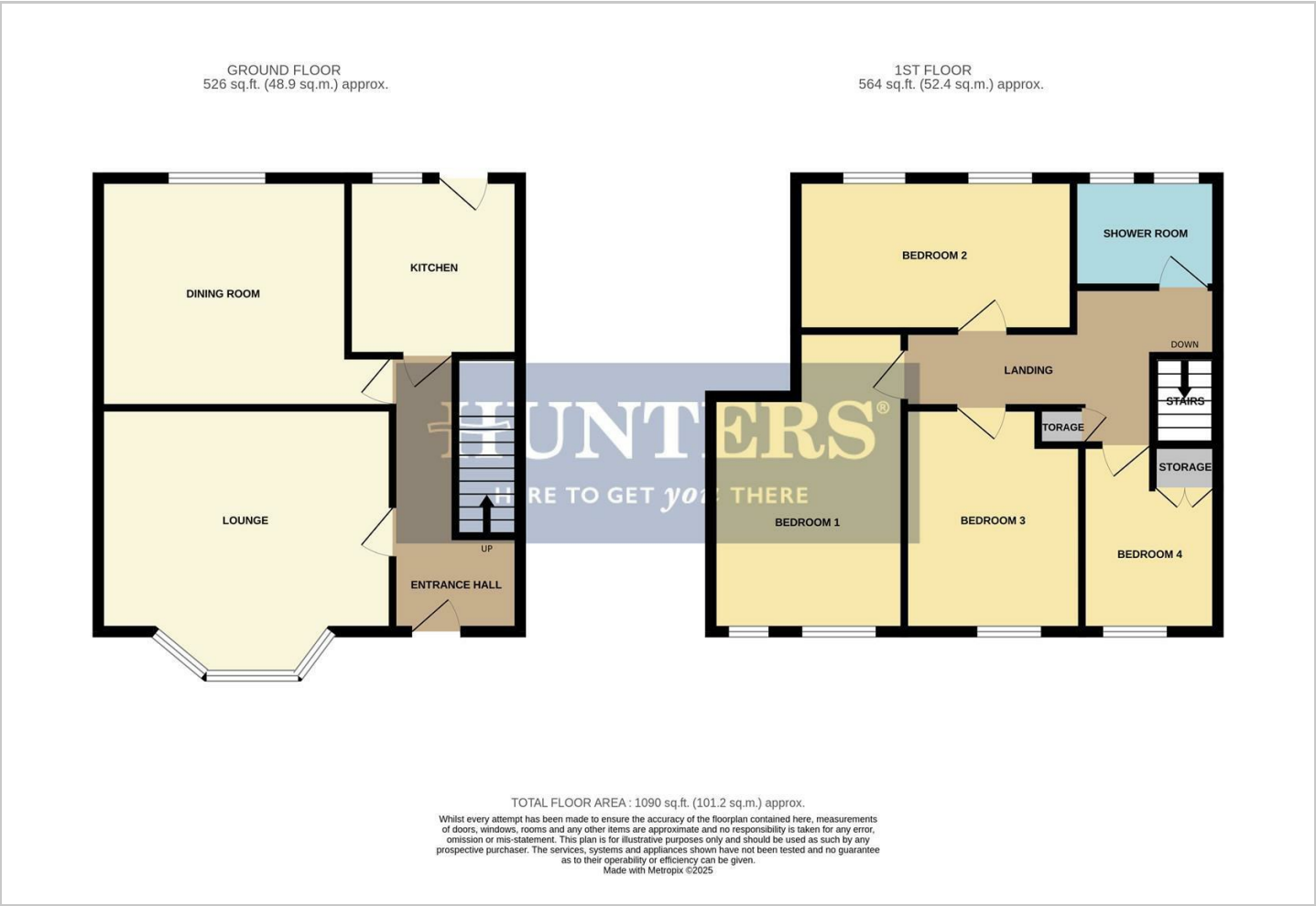
Hybrid Map



Terrain Map



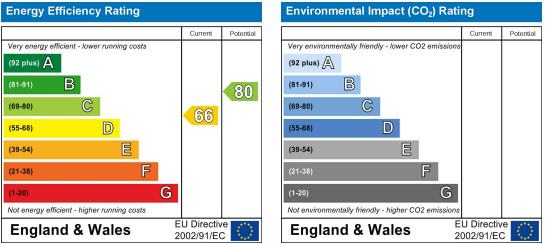
Floor Plan



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.