

HUNTERS®

HERE TO GET *you* THERE



Standhills Road

Kingswinford, DY6 8LA

£230,000



123 Standhills Road

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Front of the Property

With a block paved driveway to front, decorative chipping stone, double glazed door to porch and double glazed door to dining room.

Porch

2'11" x 5'7" (0.9 x 1.72)

With a double glazed door to front, double glazed windows to side and a double glazed door leading to the entrance hall.

Entrance Hall

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

Lounge

10'3" max x 13'1" max (3.13 max x 3.99 max)

With a door leading from the entrance hall, double glazed window to front, gas fire with decorative surround, double glazed french doors leading to the conservatory and two central heating radiators.

Kitchen

8'3" x 11'10" (2.53 x 3.61)

With a door leading from the entrance hall, range of fitted wall and base units with work surfaces over and tiled splashback, breakfast bar, integrated oven, gas hob with stainless steel cooker hood above, stainless steel sink and drainer, double glazed window to rear, door leading to dining room, recessed spotlights and a central heating radiator.

Conervatory

8'3" x 11'10" (2.53 x 3.61)

With double glazed french doors leading from the lounge, double glazed windows to side and rear and double glazed french doors to garden.

Dining Room

12'10" x 9'2" (3.92 x 2.8)

With a door leading from the kitchen, tiled floor, space for dining table, plumbing for washing machine, double glazed window to front, double glazed door to front and a double glazed door leading to the garden.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, airing cupboard housing wall mounted boiler, loft access and a double glazed window to front.

Bedroom One

10'4" x 11'3" front of wardrobe (3.15 x 3.44 front of wardrobe)

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

Bedroom Two

7'3" x 13'2" (2.21 x 4.02)

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

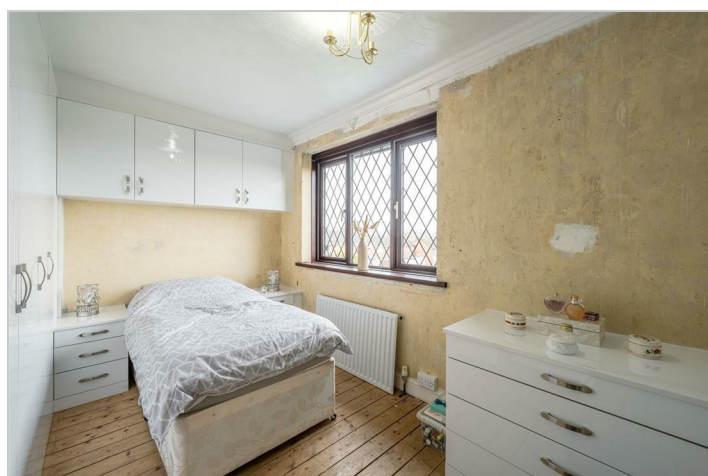
Bathroom

8'4" x 5'5" (2.55 x 1.66)

With a door leading from the landing, tiled walls, WC, wash hand basin, bath with shower over, double glazed window to side and a central heating radiator.

Garden

With double glazed french doors leading from the conservatory and a double glazed door leading from the dining room, patio area, steps leading to lawn beyond, decorative chipping stone, mature shrub borders, outdoor tap and garden shed.



Road Map



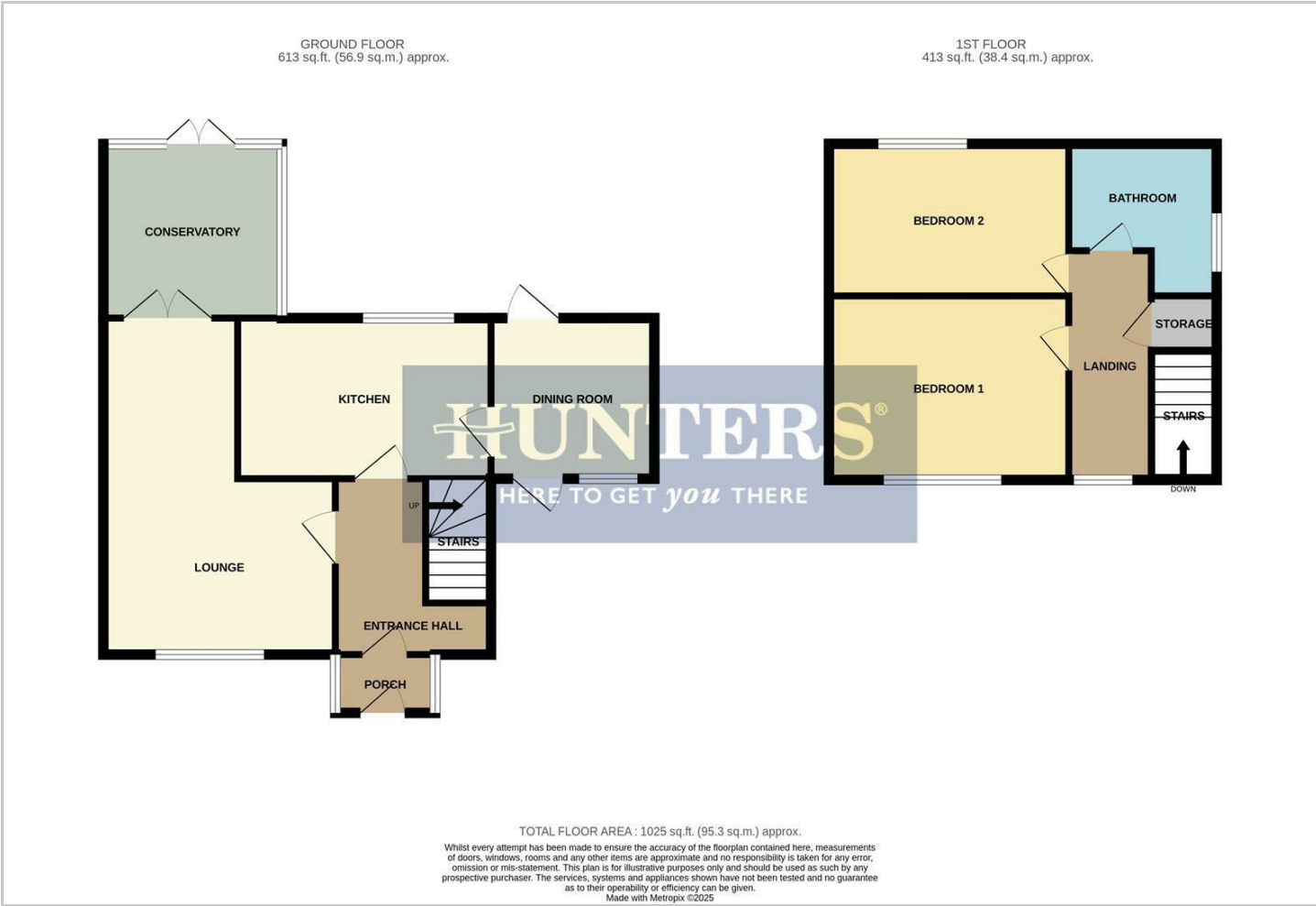
Hybrid Map



Terrain Map



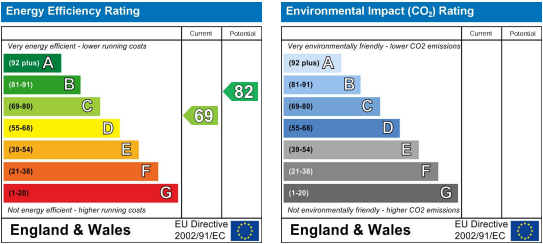
Floor Plan



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.