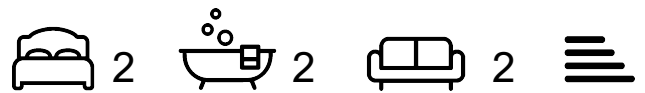


HUNTERS[®]

HERE TO GET *you* THERE



Sycamore Road
Kingswinford, DY6 8EQ



Council Tax: A



Sycamore Road

Kingswinford, DY6 8EQ

£250,000



Front of the Property

To the front of the property is a tarmac driveway with paved border, electric gates to the front, further gate to the front, double glazed composite door to the hall and a gate providing access to the rear garden.

Hall

With a double glazed composite door leading from the front of the property, stairs to the first floor, door to the kitchen and a column style central heating radiator.

Kitchen Breakfast Room

12'1" x 11'9" (3.7 x 3.6)

With a door leading from the hall, this modern fitted kitchen has a range of wall and base units, work surfaces with tiled splash back, one and a bowl ceramic sink and drainer, integrated electric oven and gas hob with stainless steel cooker hood above, space for a fridge/freezer, plumbing for a washing machine, space for a dryer, double glazed window to the rear, tiled flooring, doors to further rooms and a column style central heating radiator.

Lounge Dining Room

19'0" x 13'1" (5.8 x 4)

With a door leading from the kitchen and having double glazed doors leading to the garden, double glazed window to the front and two column style central heating radiators.

Shower Room

With a door leading from the kitchen this modern fitted shower room has a shower cubicle, WC, wash hand basin, double glazed window to the front, tiled flooring, part tiled walls and a central heating radiator.

Sitting Room/Bedroom Three

With a door leading from the kitchen this versatile room which was previously used as a ground floor bedroom has double glazed windows to the front and rear, double glazed door to the rear garden, loft access and two central heating radiators.

Landing

With stairs leading from the hall, double glazed window to the front, airing cupboard with boiler, doors to rooms and loft access with fitted ladders.

Bedroom One

13'5" x 10'2" (4.1 x 3.1)

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

Bedroom Two

13'5" x 8'6" (4.1 x 2.6)

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

Bathroom

With a door leading from the landing and having a roll top bath with claw feet, WC, wash hand basin, tiled walls and flooring, double glazed window to the side and a central heating radiator.

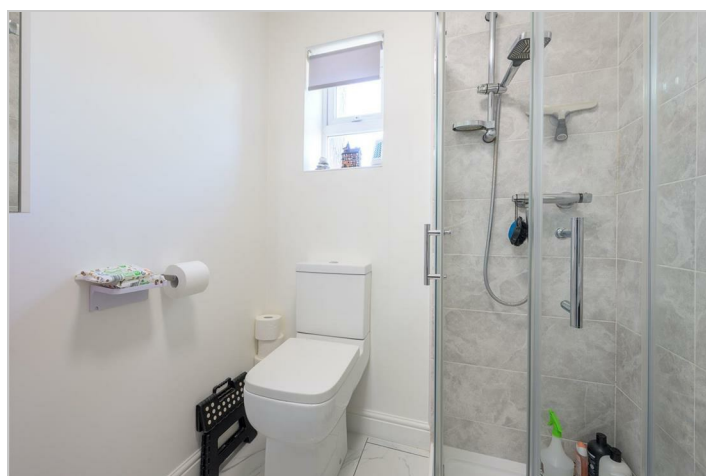
Garden

With access from the lounge and sitting room this low maintenance rear garden has various patio and paved areas with gravelled borders, small planted area, door leading to the garage and gated side access.

Garage

26'6" x 11'5" (8.1 x 3.5)

With an electric roller door to the front, double glazed door to the side, power, lighting a further window to the side.



Road Map



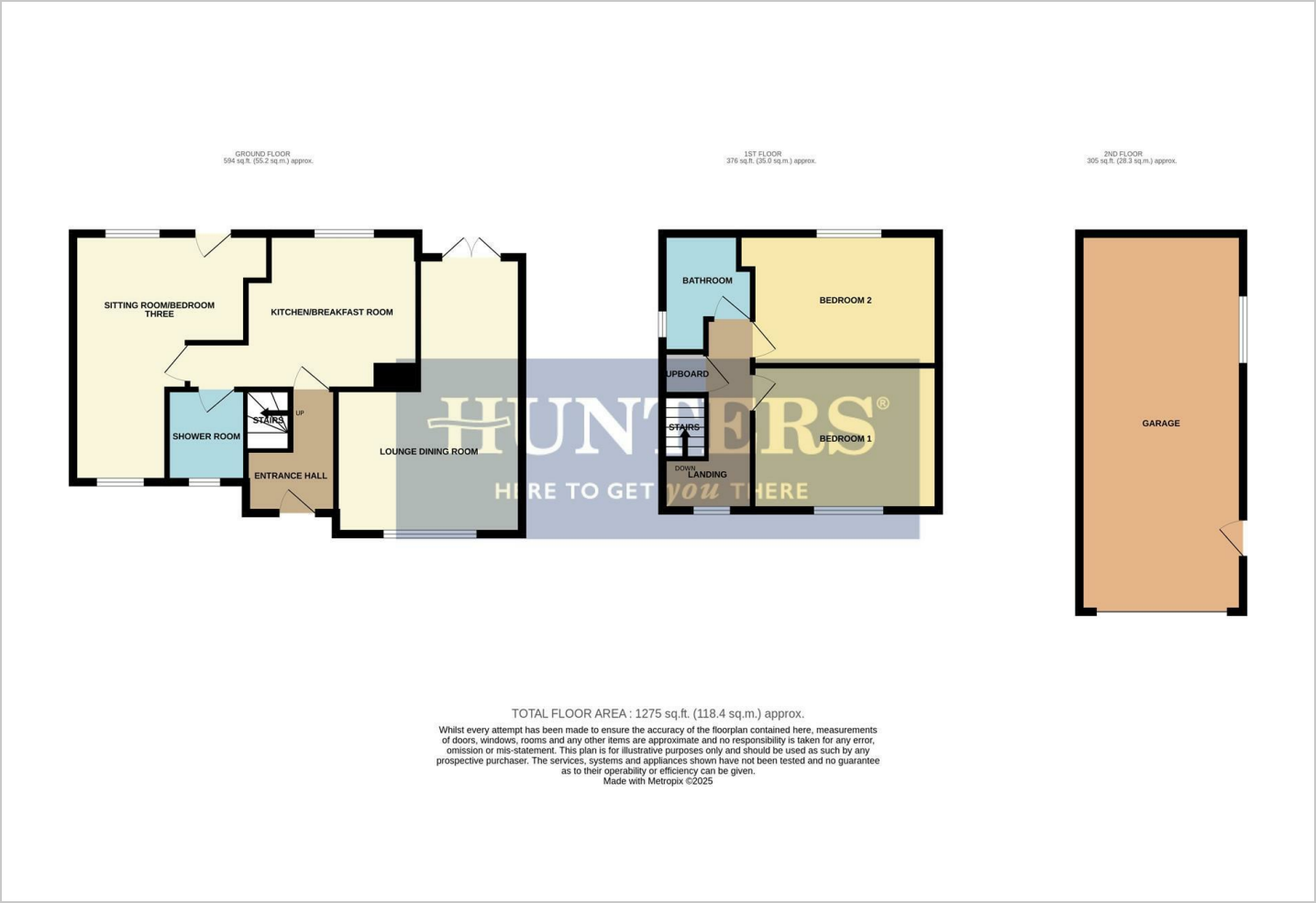
Hybrid Map



Terrain Map

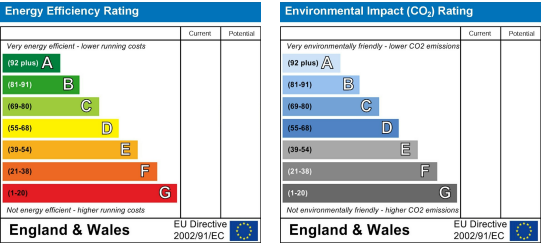


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.