

# HUNTERS®

HERE TO GET *you* THERE



## Church Hill

Kinver, Stourbridge, DY7 6HZ

£450,000



Council Tax: D





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## Porch

With double doors to front, tiled floor and a door to the entrance hall.

## Entrance Hall

With a door to front, doors to rooms and a central heating radiator.

## WC

With a door from the entrance hall, WC, wash hand basin set into vanity unit, double glazed window to rear, under stairs storage cupboard and a central heating radiator.

## Dining Room

20'2" x 7'11" (6.15 x 2.43)

With a door from the entrance hall, feature ceiling beams, real flame gas fire with decorative surround, double glazed windows to front and side, wall lights and a central heating radiator.

## Lounge

20'6" x 16'9" (6.25 x 5.13)

With a door from the entrance hall, inglenook fireplace with log burning stove, brick built surround and wooden mantle, double glazed bay window to front with window seat, stairs to the first floor landing, door to kitchen, beams, wall lights and two central heating radiator.

## Kitchen Breakfast Room

12'5" x 15'8" (3.81 x 4.78)

With a door from the lounge, fitted with a range of solid oak wall and base units, belfast sink, space for range cooker, fridge freezer, dishwasher and washing machine, tiled floor, three double glazed windows to side, vaulted ceiling with skylight windows, stable door to the rear conservatory and two central heating radiators.

## Conservatory

11'3" x 10'9" (3.44 x 3.29)

With a door from the kitchen, tiled floor, double glazed windows, double glazed doors to the rear garden and a central heating radiator.

## Landing

With stairs from the lounge, doors to rooms and a double glazed window to rear.



### Bedroom One

17'7" x 9'4" (5.38 x 2.87)

With a door from the landing, double glazed windows to rear and front, antique fireplace and a central heating radiator.

### Bedroom Two

11'8" x 8'7" (3.58 x 2.63)

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

### Bedroom Three

10'5" x 8'5" (3.19 x 2.59)

With a door from the landing, double glazed windows to rear and side, door to en suite, wooden floor and a central heating radiator.

### En Suite

With a door from bedroom three, part tiled walls, beams, corner bath, shower cubicle, WC, wash hand basin, double glazed window to side, loft access, wooden floor and a central heating radiator.

### Sandstone Cave/Garage

With power and light, accessed off Mill Lane and can be used as a garage/off road parking for up to 3 cars.

### Garden

With shared access to the left side, steps on the right side to gated access into the rear garden. With a courtyard area, access to conservatory, steps up to a raised lawn, side patio, garden store and a further rear patio with views over Kinver.





Road Map



Hybrid Map



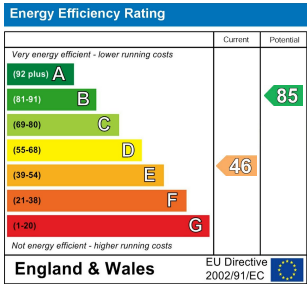
Terrain Map



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.

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