

# HUNTERS®

HERE TO GET *you* THERE



## Rowan Rise

Kingswinford, DY6 8EB



Council Tax: A





# Rowan Rise

Kingswinford, DY6 8EB

£186,000



## Front Of The Property

To the front of the property are steps leading to the porch, gated side access and mature shrubs, plants and two cherry trees.

## Porch

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

## Entrance Hall

With a door from the porch, doors to rooms, stairs to the first floor landing and a central heating radiator.

## Lounge

15'5" (into bay) x 10'2" (4.7 (into bay) x 3.1)

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

## Sitting/Dining Room

11'5" x 11'1" (3.5 x 3.4)

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

## Kitchen

11'5" x 11'1" (3.5 x 3.4)

With a door from the sitting/dining room this kitchen is fitted with a range of wall and base units, work surfaces, stainless steel sink and drainer, space for appliances, plumbing for washing machine, double glazed window to side, double glazed door to side and a door to WC.

## WC

With a door from the kitchen, WC and wash hand basin.

## Landing

With stairs from the entrance hall, loft access, doors to rooms and an airing cupboard housing boiler.

## Bedroom One

15'8" x 9'10" (4.8 x 3)

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

## Bedroom Two

11'5" x 9'10" (3.5 x 3)

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

### Bedroom Three

11'5" x 7'6" (3.5 x 2.3)

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

### Bathroom

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

### Garden

With access from the kitchen, this private rear garden has a patio area, gated side access and mature shrubs, plants and various fruit trees.





Road Map



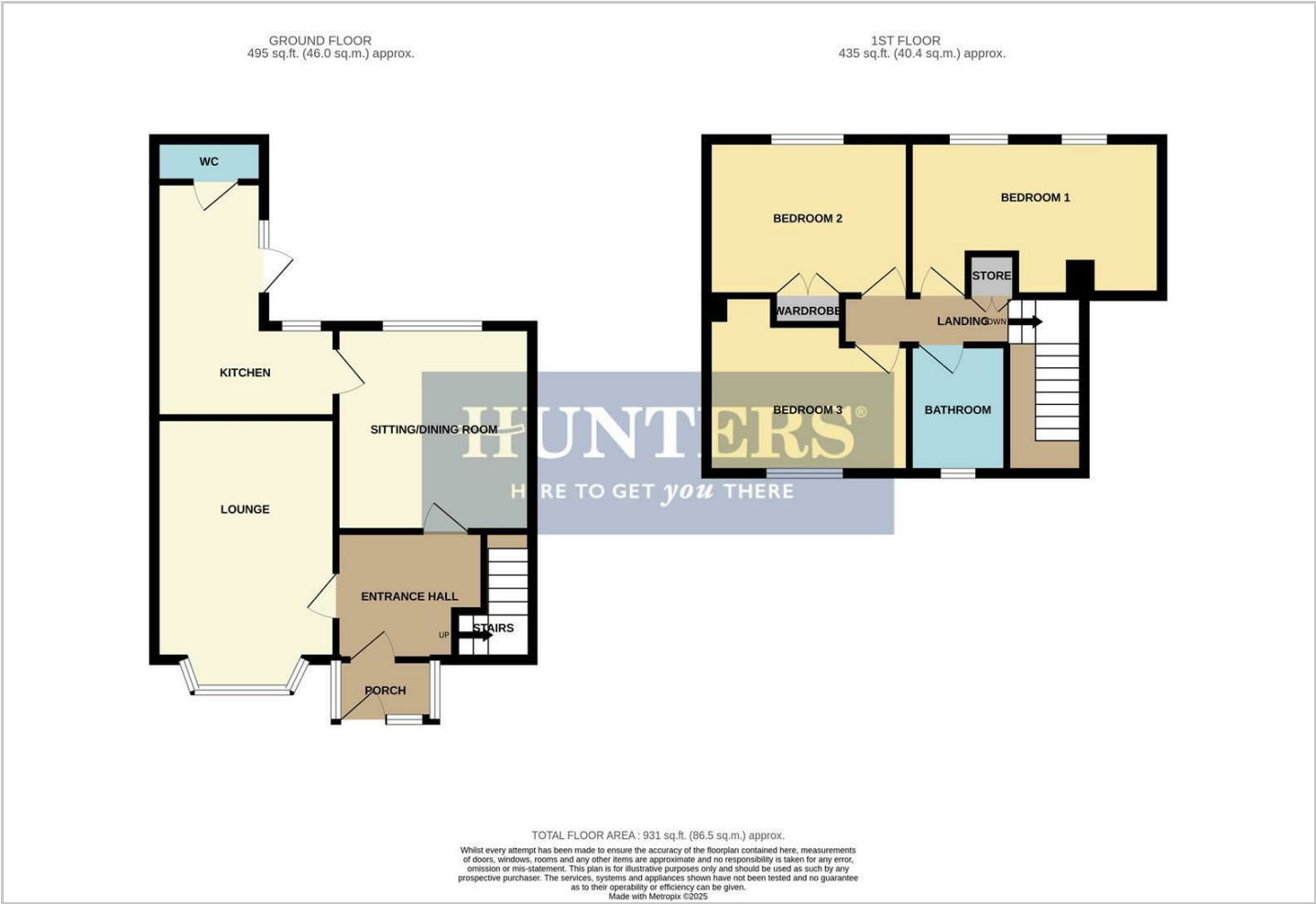
Hybrid Map



Terrain Map

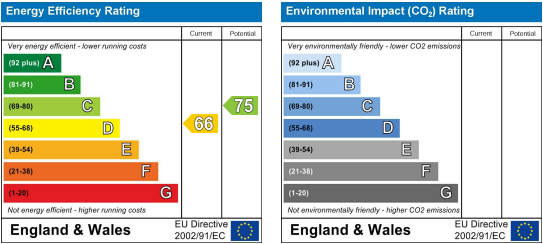


Floor Plan



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.