

HUNTERS®

HERE TO GET *you* THERE



The Rise

Kingswinford, DY6 8LB

£450,000



3 The Rise

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Front of the Property

To the front of the property there is a block paved driveway, double glazed door leading to the porch and an electric roller shutter door leading to the garage.

Porch

3'0" x 8'3" (0.93 x 2.54)

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

Entrance Hall

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

WC

4'9" x 3'7" (1.45 x 1.1)

With a door leading from the entrance hall, WC, wash hand basin, part tiled walls and a window to the front.

Lounge

22'4" x 11'2" (6.81 x 3.42)

With a door leading from the entrance hall, log burning stove with decorative beam above, double glazed french doors leading to the garden, double glazed window to front and two central heating radiators.

Kitchen

8'2" x 10'2" (2.49 x 3.1)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces over with matching upstands, one and a half bowl sink and drainer, integrated oven with induction hob above, integrated dishwasher, integrated fridge freezer, storage cupboard, underfloor heating, recessed spotlights and opening to the living dining area.

Open Plan Living Dining Area

18'8" max x 19'2" max (5.71 max x 5.86 max)

With an opening from the kitchen, space for dining table, living area, vertical central heating radiator, double glazed french doors leading to the garden, double glazed windows to the side and rear, two double glazed skylight windows, recessed spotlights, vertical central heating radiator and doors leading to the utility and bedroom five / sitting room.

Utility / WC

With a door leading from the kitchen, part tiled walls, WC, wash hand basin, wall units, plumbing for washing machine and space for tumble dryer.

Bedroom Five / Sitting Room

11'5" x 11'9" (3.48 x 3.58)

With a door leading from the kitchen, double glazed window to front, recessed spotlights and a central heating radiator.

Landing

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

Tel: 01384 443331

Master Bedroom

17'3" x 11'3" (5.26 x 3.45)

With a door leading from the landing, double glazed windows to the front and side, door leading to en suite, fitted wardrobes, recessed spotlights and a central heating radiator.

En Suite

5'2" x 6'1" (1.6 x 1.87)

With a door leading from the master bedroom, tiled floor, part tiled walls, shower cubicle, WC, wash hand basin, heated towel rail, extractor fan, recessed spotlights and a double glazed window to the rear.

Bedroom Two

11'3" x 12'4" (3.43 x 3.76)

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

Bedroom Three

10'4" x 11'3" (3.15 x 3.43)

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

Bedroom Four

8'10" x 8'1" (2.71 x 2.48)

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

Bathroom

5'6" x 8'2" (1.69 x 2.51)

With a door leading from the landing, part tiled walls, WC and wash hand basin set into vanity unit, bath with waterfall shower over, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Garage

21'1" x 11'11" (6.43 x 3.65)

With an electric roller shutter door to front, power and light, double glazed window to rear and a door leading to the rear garden.

Garden

With doors leading from the lounge and open plan kitchen dining room this private rear garden has a patio area with artificial lawn, steps leading to a further lawn which is bordered with various plants and shrubs and a door leading to the garage.



Road Map



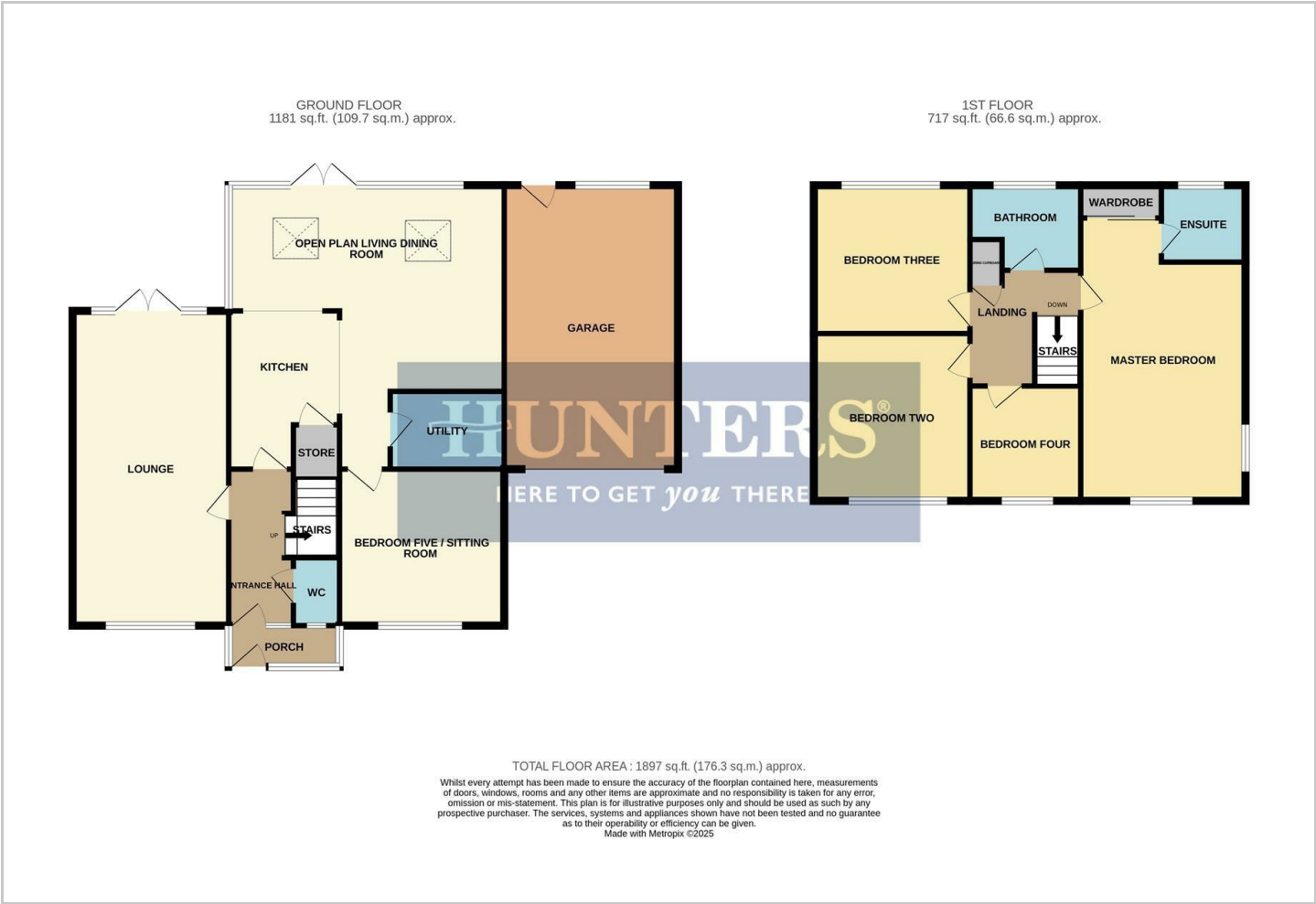
Hybrid Map



Terrain Map



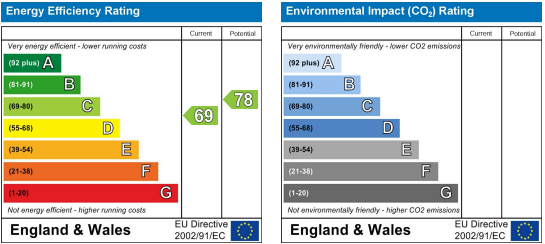
Floor Plan



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.