

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Kingswinford, DY6 8AA

Guide Price £425,000



# 709 High Street

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## Front of the Property

With double wrought iron gates to parking area, chipping stone driveway with stone wall edging, mature shrub borders, twin raised lawn areas, further double gates and pedestrian gate give access to side entrance and rear gardens.

## Kitchen Breakfast Room

12'10" x 11'2" (3.93 x 3.41)

With side double glazed door, range of fitted wall and base units, worksurfaces over, integrated oven with gas hob above, stainless steel cooker hood and splash back, stainless steel double sink and drainer, double glazed window to rear and side, door to hall, space for tall fridge freezer, plumbing for washing machine and a central heating radiator.

## Spacious Hall

6'9" x 20'9" (2.07 x 6.34)

With door leading from the kitchen, doors leading to various rooms, door to large pantry cupboard, stairs leading to the first floor landing and a central heating radiator.

## Excellent Lounge / Dining / Entertainment Room

17'9" x 24'2" (5.42 x 7.39)

With double doors leading from the hallway, this high ceiling lounge has many period style features with marble fireplace and gas fire, wooden flooring, cornice, full length sash window with fitted shutters, double opening doors with fitted shutters to front elevation and two central heating radiators.

## Sitting Room

11'4" x 11'3" (3.47 x 3.45)

With a door leading from the hall, gas fire with decorative surround, double doors leading to the conservatory and a central heating radiator.

## Conservatory

9'4" x 11'9" (2.87 x 3.6)

With double doors leading from the sitting room, double glazed windows overlooking rear garden and double glazed French doors to the patio area and garden.

## Master Bedroom

11'3" x 12'2" (3.45 x 3.72)

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

## Bathroom

5'11" x 7'7" (1.81 x 2.32)

With a door leading from the hall, WC, wash hand basin, bath with shower over, extractor fan and a central heating radiator.

### Landing

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

### Bedroom One

11'7" x 8'4" (3.54 x 2.55)

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

### Bedroom Two

11'7" x 8'1" (3.54 x 2.47)

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

### Bedroom Three

11'7" x 7'1" (3.54 x 2.18)

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

### Shower Room

6'0" x 4'7" (1.84 x 1.42)

With a door leading from the landing, WC, wash hand basin with tiled splash back, walk in shower cubicle, extractor fan and a central heating radiator.

### Garden

With doors leading from the conservatory and kitchen, patio area with steps up to raised lawn, mature shrubs and fencing, greenhouse, outdoor tap and electric point, gate to further garden with shed.

### Large Garage / Workshop

23'9" x 13'6" (7.25 x 4.13)

With double doors to front, side windows, power and light.



## Road Map



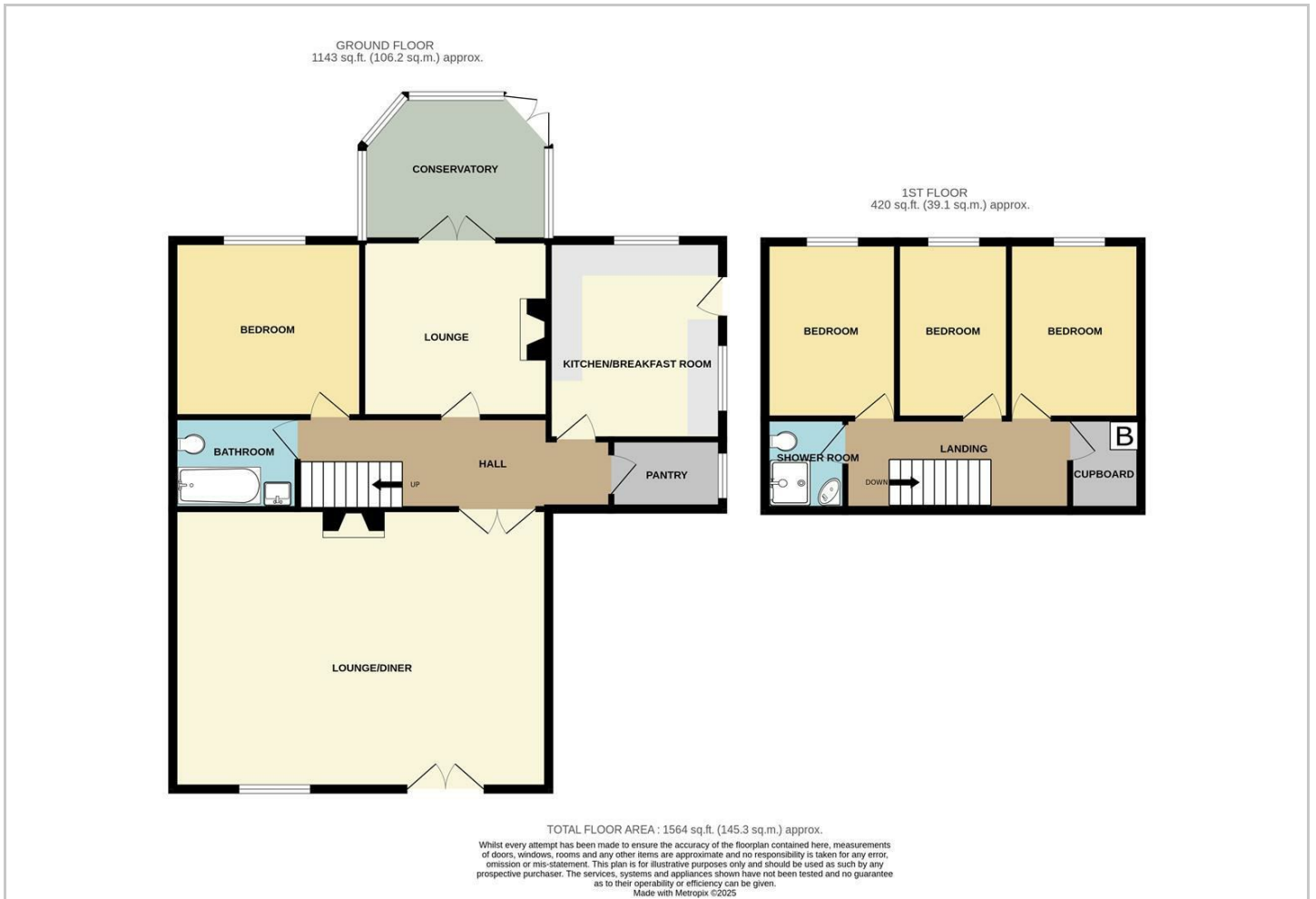
## Hybrid Map



## Terrain Map



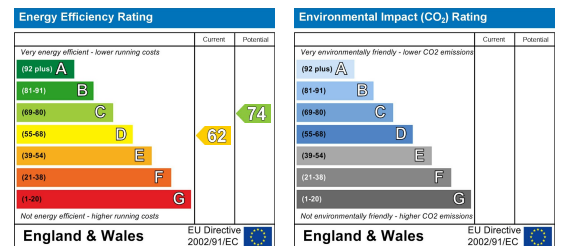
## Floor Plan



## 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.