

HUNTERS®

HERE TO GET *you* THERE



Chawn Hill

Oldswinford, DY9 7JA

Open To Offers £465,000



Council Tax: D



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Front Of The Property

With a block paved driveway, mature shrub borders, path to front door and gated side access.

Porch

With a door to front and a door to the reception hall.

Reception Hall

With a door from the porch, doors to rooms, stairs to the first floor landing, parquet floor, ornate coving, decorative arch and two central heating radiators.

Reception One

15'2" x 14'9" (4.64 x 4.52)

With a door from the reception hall, bay window to front, gas fire with decorative surround, parquet floor, decorative coving, picture rail and a central heating radiator.

Reception Two

13'8" x 13'8" (4.17 x 4.19)

With a door from the reception hall, window to rear, gas fire with marble surround, decorative coving, picture rail and a central heating radiator.

Study Area

7'5" x 11'11" (2.27 x 3.64)

With a door from the reception hall, double glazed window to rear, walk in pantry, quarry tiled floor and a central heating radiator.

Breakfast Room

12'6" x 13'6" (3.82 x 4.13)

With a door from the study, bay window to side, gas fuel rayburn oven, quarry tiled floor, built in storage cupboard and a central heating radiator.

Kitchen

8'3" x 11'10" (2.54 x 3.63)

With a door from the breakfast room, fitted kitchen work surfaces with tiled splashback, one and a half sink and drainer, space for cooker, space for tall fridge freezer, wall mounted boiler, double glazed window to side, quarry tiled floor and a central heating radiator.

Rear Hall

With doors to various rooms and quarry tiled floor.

Utility Room

7'10" x 7'10" (2.4 x 2.4)

With a door from the rear hall and to the conservatory, plumbing for washing machine, space for tumble dryer and fridge freezer.

Cloakroom

With a door from the rear hall, WC, wash hand basin, tiled splashback and window to rear.

Conservatory

8'5" x 11'11" (2.58 x 3.65)

With a door from the utility, tiled floor, double glazed window to rear and a double glazed door to rear.

Cellar

12'9" x 15'1" (3.9 x 4.6)

With stairs from the rear hall to a useful storage space with power and light.

Landing

With stairs from the reception hall, further staircase to the second floor and doors to various rooms.

Bedroom One

15'0" x 14'5" (4.59 x 4.40)

With a door from the landing, bay window to front, fitted wardrobes, picture rail and a central heating radiator.

Bedroom Two

11'11" x 11'8" (3.64 x 3.58)

With a door from the landing, window to rear, fitted wardrobes, picture rail and a central heating radiator.

Bedroom Three

9'1" x 11'6" (2.78 x 3.53)

With a door from the landing, window to rear, wash hand basin and a central heating radiator.

Bathroom

With a door from the landing, window to rear, bath, wash hand basin, tiled walls, airing cupboard housing hot water tank and a central heating radiator.

WC

With a door from the landing, WC and window to rear.

Storage Cupboard

With a door from the landing, to useful storage with a window to front.

Second Floor Landing

With stairs from the first floor to a spacious landing with doors to rooms.

Bedroom Four

13'9" x 13'4" (4.2 x 4.08)

With a door from the landing, door to walk in storage cupboard, window to side and a central heating radiator.

Shower Room

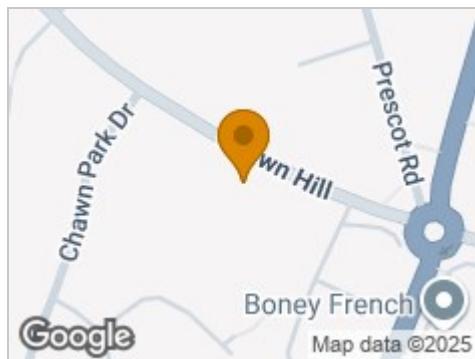
With a door from the landing, shower cubicle, WC, macerator, wash hand basin, tiled splashback, extractor fan, and a further door to loft storage.

Garden

With a blue brick path leading to chipping stone seating area with a large lawn beyond and an archway through to further lawn, play area and a summerhouse.



Road Map



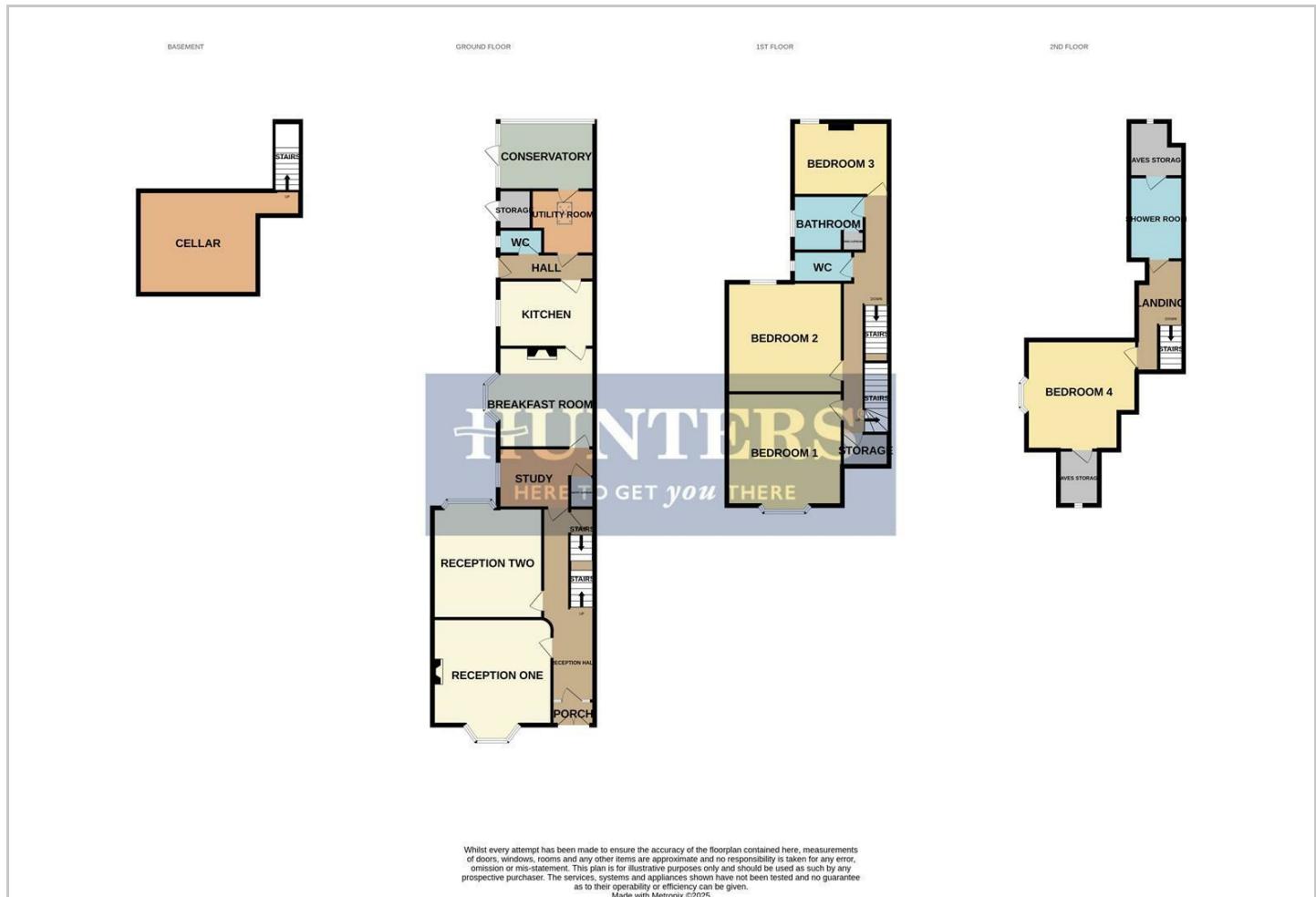
Hybrid Map



Terrain Map



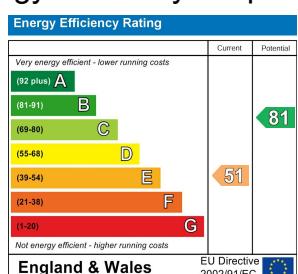
Floor Plan



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.