

# HUNTERS®

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## Richmond Park

Kingswinford, DY6 9AA

£725,000



# 9 Richmond Park

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## Front of the Property

To the front of the property is a block paved driveway with planted border, EV charger, gated side access and a storm porch with double glazed composite door leading to the entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, doors to various rooms, LVT flooring with under floor heating and stairs to the first floor.

## WC

With a door leading from the entrance hall, WC, wash hand basin, recessed spotlights, extractor fan and LVT flooring with underfloor heating.

## Lounge

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

With a door leading from the entrance hall, double glazed window to the front and underfloor heating.

## Study

10'2" x 7'10" (3.1 x 2.4)

With a door leading from the entrance hall, double glazed window to the side and underfloor heating.

## Open Plan Kitchen Family Room

26'6" x 17'0" (8.1 x 5.2)

With double doors leading from the entrance hall, this stunning open plan kitchen family room is fitted with a range of soft close wall and base units, quartz work surfaces with matching up stands, integrated fridge, freezer, electric oven, microwave oven, warming draw, dishwasher, wine fridge and induction hob with extractor fan above, island with breakfast bar, sink and drainer, bi folding doors leading to the rear garden, double glazed window to the rear, door to the utility room and LVT flooring with underfloor heating.

## Utility Room

8'10" x 5'10" (2.7 x 1.8)

With a door leading from the kitchen this utility room is fitted with cupboards, quartz work surface above, plumbing for a washing machine and space for dryer above, LVT flooring with underfloor heating, door to the garage, recessed spotlights and an extractor fan.

## Landing

With stairs leading from the entrance hall, loft access with ladders, doors to rooms, airing cupboard and a central heating radiator.

## Bedroom One

16'8" x 9'2" (5.1 x 2.8)

With a door leading from the landing, built in wardrobes with recessed spotlights in front, double glazed window to the front, door to the en suite and a central heating radiator.

## En Suite

With a door leading from the bedroom this modern fitted en suite has a walk in shower with waterfall shower and separate shower attachment, WC, wash hand basin, tiled flooring, part tiled walls, LED mirror and shaver point, chrome heated towel rail, recessed spotlights, extractor fan and a double glazed window to the front.

Tel: 01384 443331

## Bedroom Two

12'5" x 10'2" (3.8 x 3.1)

With a door leading from the landing, built in wardrobes with recessed spotlights in rear, double glazed window to the front, door to the en suite and a central heating radiator.

## En Suite

With a door leading from the bedroom this modern fitted en suite has a walk in shower with waterfall shower and separate shower attachment, WC, wash hand basin, tiled flooring, part tiled walls, LED mirror and shaver point, chrome heated towel rail, recessed spotlights, extractor fan and a double glazed window to the side.

## Bedroom Three

11'1" x 9'6" (3.4 x 2.9)

With a door leading from the landing, built in wardrobes with recessed spotlights in front, double glazed window to the front and a central heating radiator.

## Bedroom Four

9'2" x 9'2" (2.8 x 2.8)

With a door leading from the landing, built in wardrobes with recessed spotlights in front, double glazed window to the rear and a central heating radiator.

## Bathroom

With a door leading from the landing, this modern fitted family bathroom has a walk in shower with waterfall shower and separate shower attachment, separate bath, WC, wash hand basin, tiled flooring, part tiled walls, LED mirror and shaver point, chrome heated towel rail, recessed spotlights, extractor fan and a double glazed window to the side.

## Garage

19'8" x 8'10" (6 x 2.7)

With an electric up and over door leading from the front of the property, door to the utility room, power and lighting.

## Garden

With access via bi folding doors leading from the kitchen, this low maintenance private rear garden has a patio area with lawn beyond, gated side access and an air source heat pump.



## Road Map



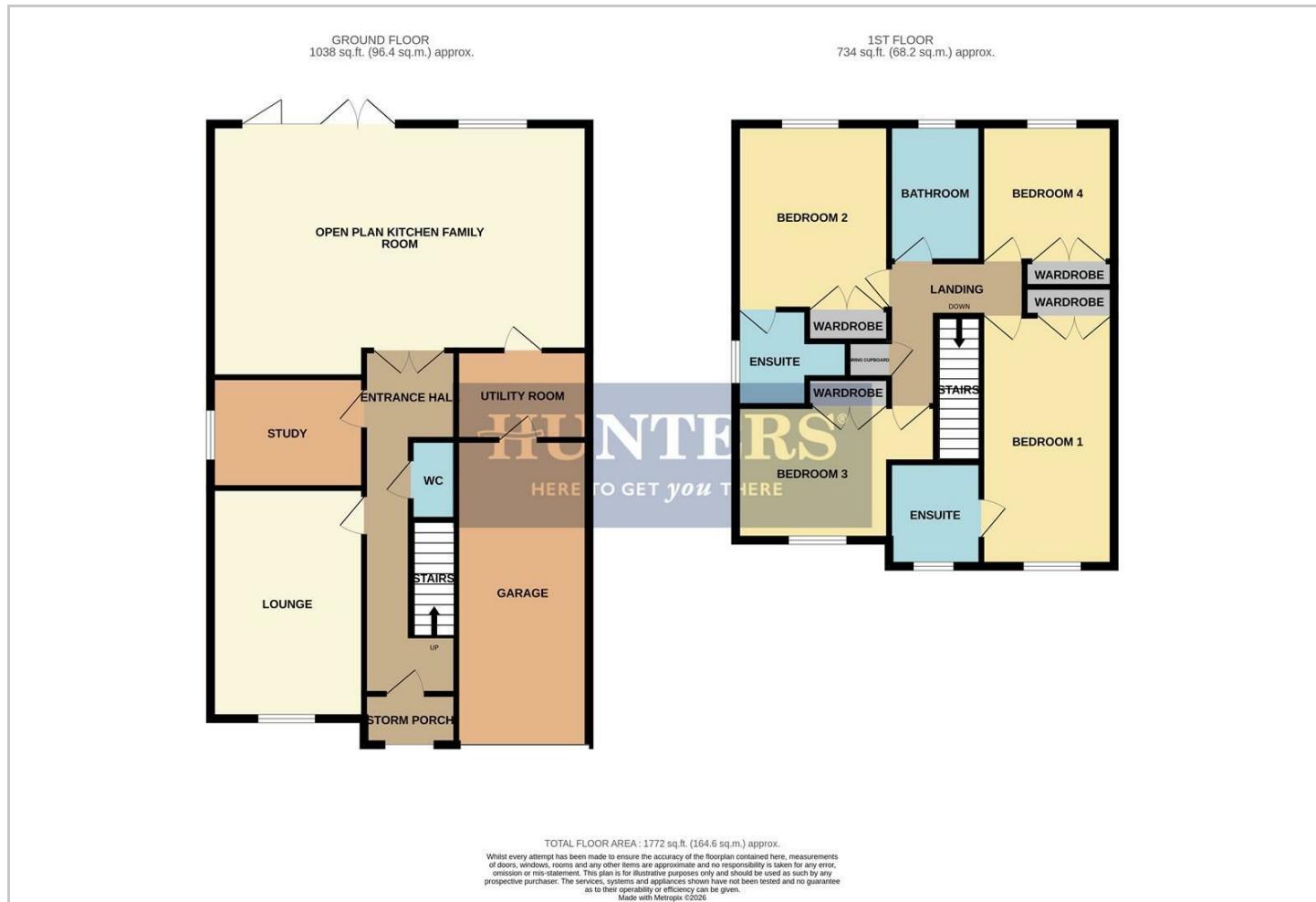
## Hybrid Map



## Terrain Map



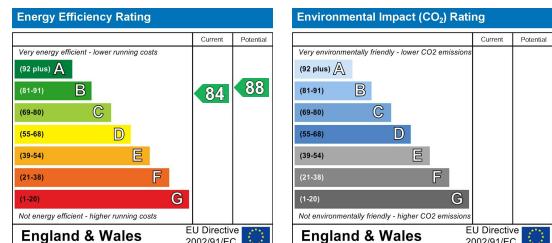
## Floor Plan



## 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.