

# HUNTERS®

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## Kingsway

Stourbridge, DY8 4TW

£369,950



Council Tax: C



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## Front of the Property

To the front of the property is a tarmac driveway, path leading to the front door, shrub borders and a gate leading to side access.

## Porch

With a double glazed door from the front of the property and a double glazed door leading to the entrance hall.

## Entrance Hall

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

## Cloakroom

With a door from the entrance hall, WC, wash hand basin, tiled splash back, a double glazed window to the side and a central heating radiator.

## Lounge

15'7" x 11'5" (4.77 x 3.50 )

With a door from the entrance hall, a double glazed bay window to the front, brick built fireplace with wooden mantel, wall lights, double doors leading to the dining area, and a central heating radiator.

## Dining Area

17'11" x 10'5" (5.47 x 3.18)

With double doors from the lounge, an opening leading to the kitchen area, double glazed bifold doors to rear garden, wall lights and a central heating radiator.

## Kitchen Area

6'6" x 14'5" (2.00 x 4.41)

With an opening from the dining area, fitted kitchen with a range of wall and base units, worksurface, tiled splashback, one and a half sink and drainer, double oven, electric hob with extractor above, integrated dishwasher, two double glazed window to the rear, recessed spotlights and a central heating radiator.

## Utility

5'5" x 7'2" (1.67 x 2.20 )

With a door from the kitchen area, wall and base units, plumbing for a washing machine, space for a tumble dryer and tall fridge freezer, a double glazed door to the side, wall mounted boiler, stainless steel sink and drainer and a central heating radiator.

## Study/Games Room

15'1" x 8'5" (4.62 x 2.58)

With a door from the entrance hall, a double glazed window to the front, cupboard housing a wall mounted boiler and a central heating radiator.

### Landing

With stairs from the entrance hall, doors to various rooms, loft access and a built in storage cupboard.

### Bedroom One

14'9" x 8'11" (4.50 x 2.73)

With a door from the first floor landing, double glazed window to the front and side, built in wardrobes, door to the en suite and a central heating radiator.

### Bedroom Two

15'5" x 10'10" (4.71 x 3.31)

With a door from the first floor landing, a double glazed bay window to the front, built in wardrobe and central heating radiator.

### Bedroom Three

11'9" x 10'9" (3.60 x 3.30 )

With a door from the first floor landing, built in wardrobes, a double glazed window to the rear and a central heating radiator.

### Bedroom Four

7'4" x 6'6" (2.26 x 2.00)

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

### Bathroom

With a door from the first floor landing, bath, separate shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, recessed spot lights, shaver point, double glazed window to the rear and a chrome heated towel rail.

### Rear Garden

With double glazed bifold doors from the dining area to block paved patio area, steps leading up to the lawn, shrub borders, outdoor lighting, path to the side with useful built in storage area and a gate leading to the front driveway.



Road Map



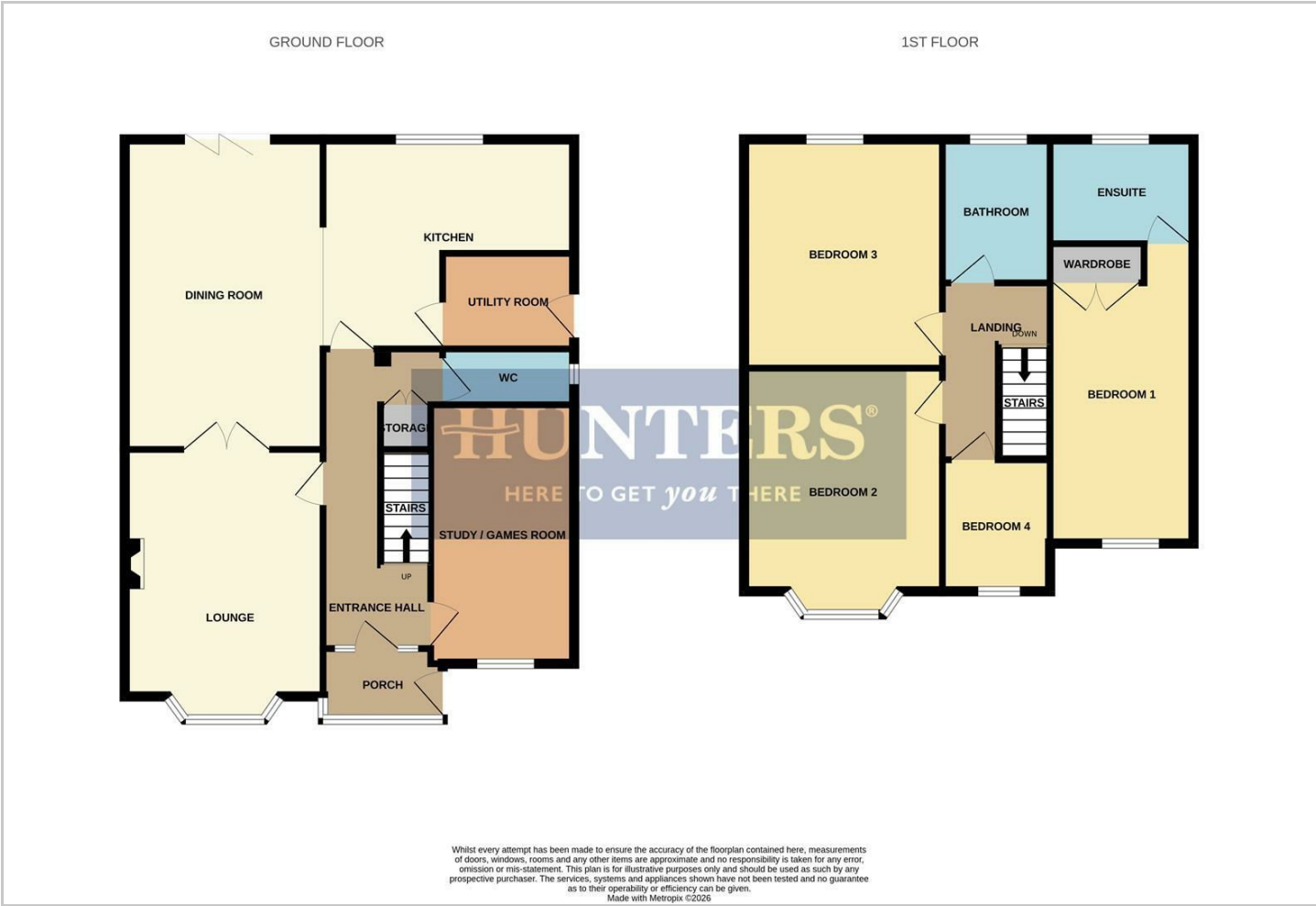
Hybrid Map



Terrain Map

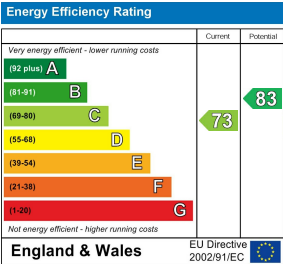


Floor Plan



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.