

# HUNTERS<sup>®</sup>

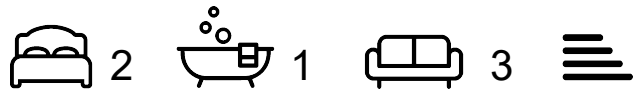
HERE TO GET *you* THERE



## Sunnymede Road

Kingswinford, West Midlands, DY6 8RB

£250,000



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## Front of the Property

To the front of the property is a tarmac driveway, access to the garage and a double glazed door leading to the entrance porch.

## Entrance Porch

3'3" x 6'3" (1.01 x 1.92)

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

## Entrance Hall

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

## Snug Room

10'9" x 9'10" (3.29 x 3.00)

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

## Lounge

9'6" x 16'7" (2.92 x 5.07)

With a door from the entrance hall, bespoke fitted storage, double glazed French doors leading to the conservatory, storage cupboard, door leading to the kitchen and a central heating radiator.

## Kitchen Breakfast Room

18'2" x 6'10" (5.56 x 2.09)

With a door from the lounge, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, space for tall fridge/freezer, integrated double oven, induction hob above, integrated dishwasher, double glazed door leading to the orangery, double glazed window to the side, front and rear, recessed spotlights and a central heating radiator.

## Conservatory

15'0" (max) x 14'9" (max) (4.58 (max) x 4.52 (max))

With a double glazed door from the kitchen and double glazed French doors from the lounge, double glazed window to the side and rear, and an electric heater.

## Landing

With stairs from the entrance hall, doors leading to various rooms, loft access with pull down ladder and a double glazed window to the side.

### Bedroom One

9'8" x 13'1" (2.96 x 3.99)

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

### Bedroom Two

9'10" x 10'1" (3.00 x 3.09)

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

### Bathroom

5'4" x 6'1" (1.65 x 1.87)

With a door from the first floor landing, bathtub with waterfall shower head and a separate shower attachment, WC, wash hand basin set into vanity unit, recessed spotlights, double glazed window to the side and a vertical style radiator.

### Garage

15'11" x 9'5" (4.87 x 2.88)

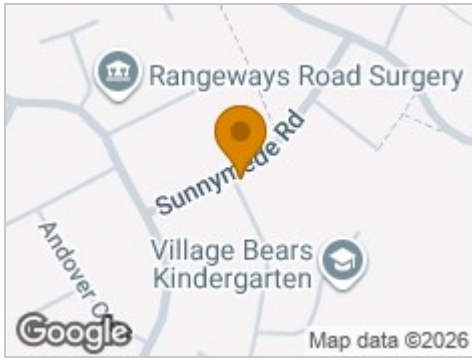
With an electric up and over door to the front, power and lighting, outdoor tap, window to the rear and a door leading to the garden.

### Garden

With double glazed French doors leading to the patio seating area, lawn to the side, decorative chipping stone borders, door leading to garage and mature shrubbed borders.



## Road Map



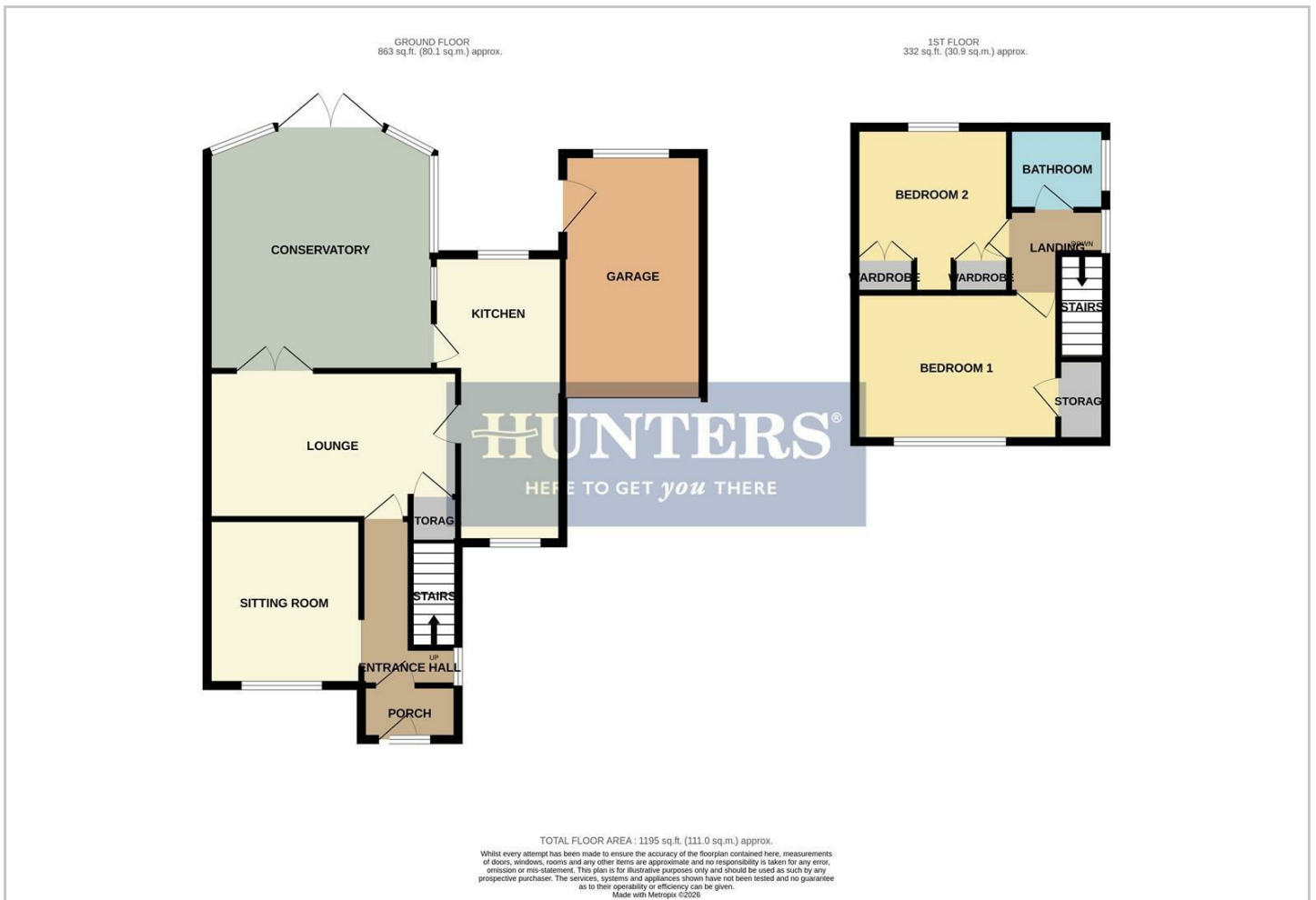
## Hybrid Map



## 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.