

HUNTERS[®]

HERE TO GET *you* THERE



Summer Street

Kingswinford, DY6 9NA

Offers Over £325,000



Council Tax: C



31 Summer Street

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Front of the Property

With a tarmac driveway to front, door to front and side access.

Entrance Hall

16'8" x 8'8" (5.1 x 2.66)

With a door to front, double glazed window and skylight window to front, double doors leading to lounge dining room, built in desk, stairs leading to the first floor landing, glass balustrade, recessed spotlights and a vertical central heating radiator.

Lounge / Dining Room

18'10" x 17'5" (5.76 x 5.31)

With double doors leading from the entrance hall, space for dining table, feature panelling, double glazed french doors to garden, double glazed windows to side and rear, recessed spotlights, door leading to utility room and kitchen and two central heating radiators.

Kitchen

15'6" x 6'7" (4.73 x 2.01)

With a door leading from the dining area, tiled floor, range of fitted wall and base units, work surfaces over and tiled splash back, breakfast bar, space for tall fridge freezer, integrated microwave, oven and dishwasher, one and a half bowl sink and drainer, induction hob with splashback and cooker hood above, recessed spotlights and a central heating radiator.

Utility

10'3" x 6'8" (3.14 x 2.05)

With a door leading from the dining area, tiled floor, plumbing for washing machine, space for tumble dryer, door to WC, double glazed door to garden, recessed spotlights and a central heating radiator.

WC

With a door leading from the utility, WC, wash hand basin set into vanity unit

Landing

With stairs leading from the entrance hall, doors leading to various rooms and recessed spotlights.

Bedroom One

12'0" x 9'8" (3.67 x 2.95)

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

Bedroom Two

13'10" x 7'7" (4.22 x 2.33)

With a door leading from the landing, walk in wardrobe with recessed spotlights and loft access, double glazed window to rear and a central heating radiator.

Bedroom Three

14'5" x 6'0" (4.4 x 1.84)

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

Bathroom

8'4" x 7'8" (2.55 x 2.36)

With a door leading from the landing, WC, wash hand basin set into vanity unit, bath, walk in shower cubicle with waterfall shower over and separate shower attachment, double glazed window to front, recessed spotlights and a heated towel rail.

Garden

With doors leading from the lounge and utility, patio

Tel: 01384 443331

area, outdoor lighting, power points and tap, lawn beyond with planted borders, path leading to summerhouse with further seating area and gated side access.

Summerhouse / Store

9'6" x 18'8" (2.9 x 5.71)

With double glazed french doors leading from the garden, currently used as a games room / bar by the current owners, power and light, electric heater, recessed spotlights, double glazed windows to front and door to large storage space.



Road Map



Hybrid Map



Terrain Map



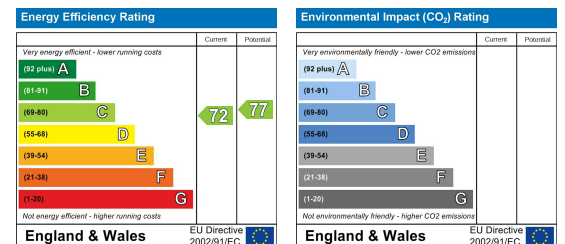
Floor Plan



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.