



Cross Street, Kingswinford DY6 9LY

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Located in the heart of Kingswinford this expensively appointed and beautifully presented four bedroom detached family home has been much improved by the current owners. Having been thoughtfully laid out the ground floor accommodation comprises of; welcoming entrance hall, spacious study, stunning open plan kitchen family room with dining area, modern fitted kitchen with centre island and integrated appliances, further snug / seating area, practical utility room, spacious lounge with access to the rear garden and stylish shower room with bespoke fitted storage. To the first floor is a spacious master bedroom with a modern fitted en suite shower room, three further double bedrooms and a stylish family shower room. The property is complete with a private rear garden with various seating areas including a decked seating area with pergola above and outdoor heaters, spacious tarmac driveway to front with iron electric gate and garage. This gorgeous family home benefits from being within walking distance of Kingswinford village offering an array of local amenities including doctors, library and butchers and sought after primary and secondary schools.





Front of the Property

With a tarmac driveway to front with a paved border, electric iron gate, double glazed door leading to the hall, electric roller shutter door leading to the garage and gate to side providing access to the rear.

Entrance Hall

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

Study

14'4" x 11'5"

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

Open Plan Kitchen Family Room

Dining Area

15'3" x 11'8"

With a door leading from the entrance hall, wall lights, opening to kitchen, opening to rear hall, door to utility, recessed spotlights and a central heating radiator.

Kitchen

23'9" max x 19'7"

With an opening from the dining area, fitted with a range of high quality wall and base units with Quartz worksurfaces over, plinth lights, centre island with overhang seating and built-in storage, sink with boiling water tap, integrated dishwasher and double oven, induction hob with splash back, space for American style fridge freezer, opening to snug area with wall lights and double glazed window to rear, two double glazed sky light windows, recessed spotlights, bi folding doors leading to the rear garden and two central heating radiators.

Utility

10'4" x 6'10"

With a door leading from the dining area, range of fitted wall and base units with worksurfaces over, plumbing for washing machine, space for tumble dryer, door to garage, recessed spotlights and a central heating radiator.

Rear Hall

With an opening from the dining area, door leading to shower room and opening to lounge.



Lounge

16'7" x 11'11"

With an opening from the rear hall, double glazed french doors to garden, recessed spotlights and a central heating radiator.

Shower Room

9'7" x 8'9"

With a door leading from the rear hall, tiled floor, part tiled walls, built in storage, walk in shower cubicle with waterfall shower over and separate shower attachment, WC, wash hand basin, wall mounted boiler, double glazed windows to side, recessed spotlights, extractor fan and a chrome heated towel rail.

Landing

With stairs leading from the entrance hall, double glazed window to front, further stairs leading to bedroom four, doors leading to various rooms, storage cupboard and loft access.

Bedroom One

11'8" x 8'11"

With a door leading from the landing, double glazed window to rear, door to en suite and a central heating radiator.

En Suite

6'2" x 6'10"

With a door leading from the master bedroom, tiled walls and floor, bath with waterfall shower over and separate shower attachment, WC, wash hand basin set into vanity unit, built in wardrobes, double glazed window to rear, extractor fan and recessed spotlights.

Bedroom Two

12'5" x 9'8"

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

Bedroom Three

10'6" x 9'6"

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

Bedroom Four

18'11" x 6'8"

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



Shower Room

5'11" x 7'4"

With a door leading from the landing, tiled floor and walls, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan and a chrome heated towel rail.

Garden

With doors leading from the lounge and kitchen, patio area, outdoor lights, decked seating area with pergola and outdoor heaters, decorative chipping stones, lawn to side, various outdoor power points and gated side access.

Garage

21'7" x 7'1"

With an electric roller shutter door to front, power and light and door leading to utility.

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. 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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