



**WALTON & HIPKISS**

Established 1929

*Premier Homes*

**25, Chawn Hill, Oldswinford,  
Stourbridge, DY9 7JB**



The property is approached on a corner plot of Chawn Hill this well-represented area of Oldswinford and giving access to the Train Station. The Driveway has ample parking to the side and the front. Raised lawn fore garden and garage. Open porch with UPVC front door that leads into:

**RECEPTION HALLWAY**

Original hardwood flooring, wall mounted fitted radiator, power points and stairs leading up from the Reception Hallway with timber balustrade leading to First Floor Landing and doors leading off to:

**FAMILY LOUNGE 20'2 (max) x 13'8 (max)**

Has a double glazed UPVC bay window to the front elevation with a double fitted radiator beneath, Coving to ceiling, power points and wall mounted electric fire with double opening French doors that open onto a raised decking area.

**HOME OFFICE 9'9 (max) x 7'11 (max)**

There is a double glazed UPVC composite window to the rear elevation with a door that leads into the electric meters and good storage area spaces.

**BREAKFAST KITCHEN/DINING AREA 21'2 (max) x 11'7 (max) THROUGH SIZE**

**BREAKFAST KITCHEN AREA 12'10 (max) x 8'9 (max)**

Having a double glazed UPVC composite window to the rear elevation overlooking the rear garden, inset ceiling spot lights, wall mounted feature radiator, hard ceramic flooring, gloss fronted wall, draw and base units with complimentary splash back tiling and roll top work surfaces. One and a half bowl stainless steel sink and drainer with mixer tap over, space for dishwasher, integrated fridge/freezer, stainless steel gas hob with Hotpoint double oven beneath, Granite splash back with extractor and light stainless steel above, double opening timber and partially glazed doors lead into:

**DINING/PLAY ROOM 12'10 x 10'05**

This has a double glazed UPVC bay window to the front elevation, wall mounted fitted radiator, continuation of the ceramic flooring, ample power points.

**UTILITY ROOM 9'9 (max) x 4'10 (max)**

Single ceiling strip light, wall mounted extractor fan, continuation of the ceramic flooring, continuation of the Gloss draw and base units with roll top work surfaces and complementary splash back tiling, housing a Worcester Bosch combination boiler, space for Washing machine and Tumbler dryer. Stainless steel sink and drainer with mixer tap over set within the work surface spaces with a partially glazed UPVC door leading onto the rear garden. This is also accessed via either side of the property





## FIRST FLOOR LANDING

An open landing with UPVC stain glassed window to the front elevation with stairs to an open landing space with access to loft storage and power points and with doors that lead off to:

## MASTER BEDROOM 13'8" (max) x 10'6" (max)

There is a double glazed UPVC window to the front elevation with fitted radiator beneath, coving to ceiling, ample power points, TV point and door leading to en-suite shower room

## EN-SUITE SHOWER ROOM

This has a double glazed opaque UPVC window to the front elevation, ceiling inset spot lights and extractor fan, fully tiled walls, half pedestal wash hand basin with mixer over, low level flush WC, chrome heated towel rail, ceramic tile flooring and a sliding door opening to a double enclosed shower cubicle.

## BEDROOM TWO 12'10 (max) x 10'5 (max)

Has a double glazed UPVC window to the front with elevated views of Oldswinford and Stourbridge, wall mounted fitted radiator, coving to ceilings and power points.

## BEDROOM THREE 12'10 (max) x 8'11 (max)

A double glazed UPVC composite window to the rear elevation, coving to ceiling, single light point and ample power points.

## BEDROOM FOUR 14'4 (max) x 9'10 (max)

This has a double glazed UPVC composite window to the rear elevation; single ceiling light point, currently being used as a dressing room and having a range of clothing and wardrobe spaces. Power point and TV Ariel point.

## FAMILY BATHROOM 9'4 (max) x 8'11 (max)

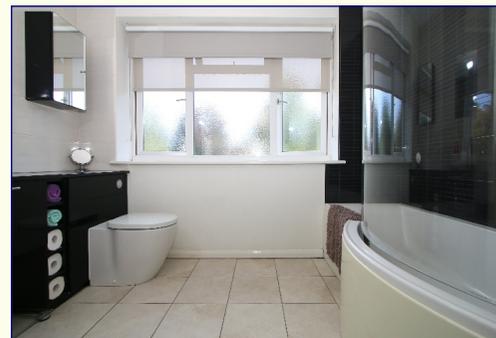
Has a double glazed composite UPVC window to the rear elevation, fully tiled walls, ceramic tiled flooring, a range of professionally fitted bathroom cabinets with ideal wash hand basin with mixer tap over, low level flush WC, P-Shaped bath with mixer tap over, having a curved shower screen and shower over the bath. Inset ceiling spot lights, extractor fan and a chrome heated towel rail.

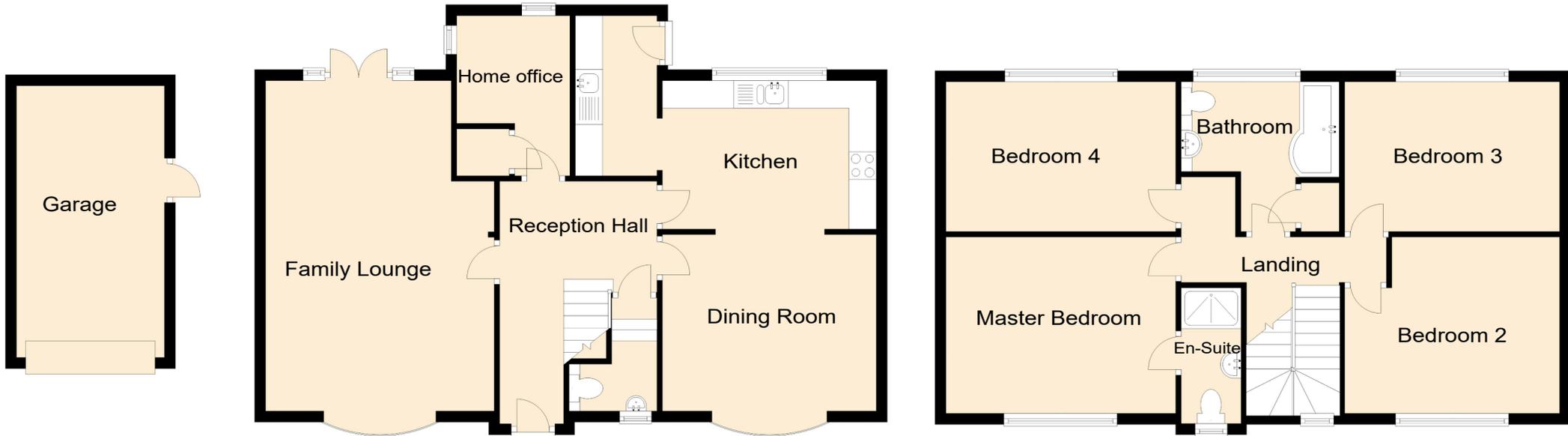
## REAR ELEVATION

A predominately lawned rear garden with a raised decked area, outside lighting, power point and water tap, brick paved patio sitting area, lawned rear garden with raised decking area to the rear with pergola surrounding offering a natural place to sit and enjoy the evening sunshine, timber constructed potting shed, gated access to storage to the rear of the garden with a matured tree line.

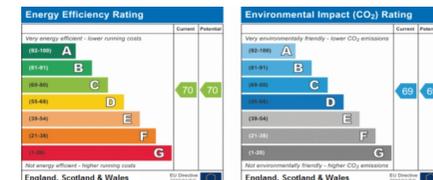
## GARAGE

Brick built garage having a UPVC opaque door leading off from the garden and with an up and over garage door from the front elevation and a vaulted ceiling for further access storage if required.





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