

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Windermere Drive

Kingswinford, DY6 8AN



Council Tax: E



# Windermere Drive

Kingswinford, DY6 8AN

Offers In Excess Of £375,000



## Front Of The Property

Quietly tucked away from Windermere Drive, to the front of the property is a tarmac driveway with chipping stones to the side and a paved area leading to the front door, car port with access leading to garage and a door to the utility room, there is also gated side access.

## Entrance Hall

With a double glazed door to front, stairs to the first floor landing, doors to the cloakroom and lounge and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin and extractor fan.

## Lounge

18'8" (into bay) x 12'9" (5.7 (into bay) x 3.9)

With a door leading from the entrance hall, gas fire with stone surround, doors to the kitchen and dining room, double glazed bay window to front and a central heating radiator.

## Dining Room

With doors leading from the kitchen and lounge, double glazed sliding door to rear and a central heating radiator.

## Kitchen

10'2" x 9'6" (3.1 x 2.9)

With doors leading from the dining room and lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, space for fridge and cooker, one and a half sink and drainer, double glazed window to rear, a central heating radiator and opening to the utility.

## Utility Room

Opening from the kitchen, stainless steel sink, double glazed door to side, double glazed window to side, plumbing for washing machine and space for fridge freezer.

## Landing

With stairs leading from the entrance hall, storage cupboards, doors to rooms and loft access.

## Bedroom One

12'5" x 9'6" (3.8 x 2.9)

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

### En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, double glazed window to side, tiled floor, part tiled walls, shaver point, recessed spotlights and a chrome heated towel rail.

### Bedroom Two

10'5" x 9'6" (3.2 x 2.9)

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

### Bedroom Three

10'2" x 8'10" (3.1 x 2.7)

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

### Bedroom Four

10'2" x 7'2" (3.1 x 2.2)

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

### Bathroom

With a door leading from the landing, double glazed window to side, part tiled walls, bath, WC, wash hand basin and a central heating radiator.

### Garden

With access from the dining room leading to a private patio area with lawn beyond which is bordered with shrubs and chipping stones, there is double glazed door to garage and gated side access.

### Garage

17'8" x 7'10" (5.4 x 2.4)

With an electric roller door to front, double glazed door to side leading to the rear garden, double glazed window to rear, power and light.



## Road Map



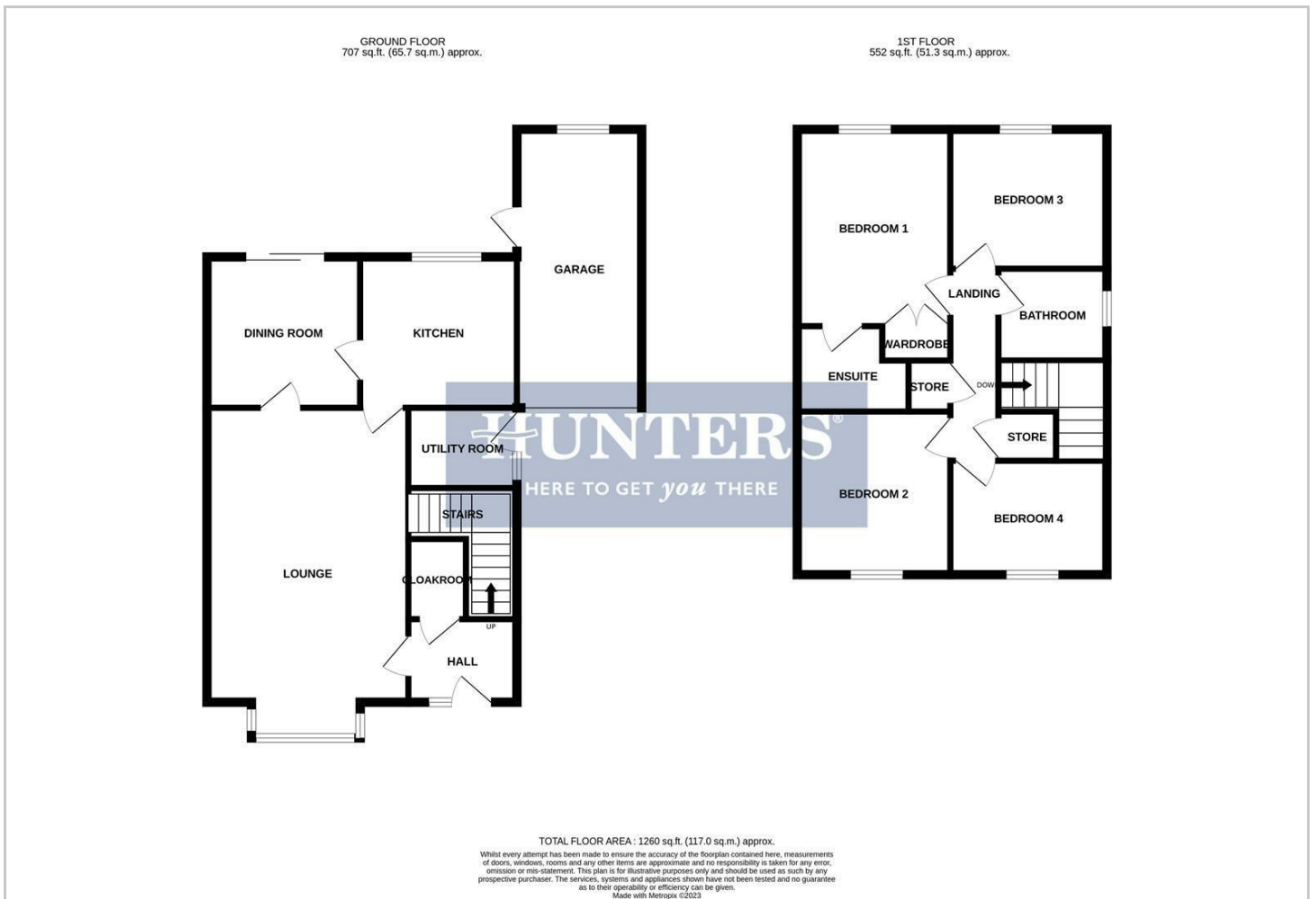
## Hybrid Map



## Terrain Map

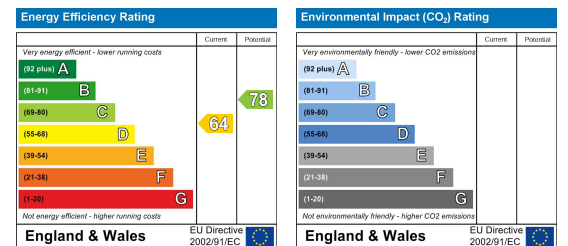


## Floor Plan



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.