

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Denleigh Road  
Kingswinford, DY6 8PX



Council Tax: D



# Denleigh Road

Kingswinford, DY6 8PX

£289,950



## Front Of The Property

To the front of the property there is a block paved driveway with shrubs and slate to the side, leading to carport, double doors leading to the garage, double glazed doors to the kitchen.

## Entrance Hall

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

## Cloakroom

With a door leading from the entrance hall, WC and a central heating radiator.

## Lounge

15'8" x 10'5" (4.8 x 3.2)

With a door leading from the entrance hall, double glazed sliding doors to rear garden, door to the kitchen, gas fire and a central heating radiator.

## Kitchen

10'9" x 7'10" (3.3 x 2.4)

Opening from the entrance hall and fitted with wall and base units, work surfaces with tiled splashback, double electric oven, gas hob with extractor fan, one and a half sink and drainer, plumbing for washing machine, double glazed door to side, double glazed window to side, tiled floor and a sliding door to the sitting/dining room.

## Sitting/Dining Room

17'4" x 8'2" (5.3 x 2.5)

With doors leading from the kitchen and lounge, double glazed window to rear, double glazed doors to garden and two central heating radiator.

## Landing

With stairs leading from the entrance hall, double glazed window to side, doors to rooms and loft access.

## Bedroom One

10'5" + wardrobes x 9'10" (3.2 + wardrobes x 3)

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

### Bedroom Two

9'10" x 8'6" +wardrobes (3 x 2.6 +wardrobes)

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

### Bedroom Three

8'10" x 7'6" (2.7 x 2.3)

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

### Shower Room

With a door leading from the landing this modern re fitted shower room has a walk in shower, WC, wash hand basin, double glazed window to side, tiled walls and a chrome heated towel rail.

### Garage

17'4" x 8'2" (5.3 x 2.5)

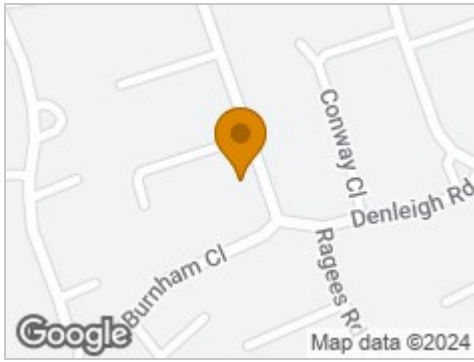
With double doors leading from the driveway, double glazed door and window to rear, power and light.

### Garden

With a double glazed sliding door from the lounge and further patio doors leading from the sitting/dining room to a private patio with steps leading to decorative shrubs and slate, with a garden shed, there is also a double glazed door leading to the garage.



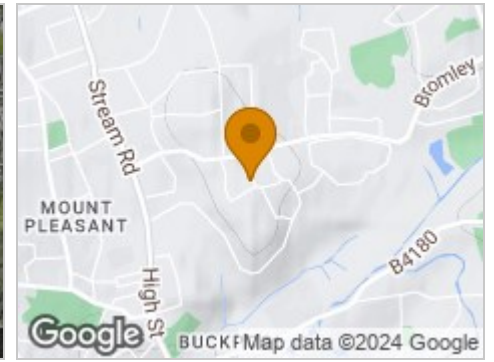
## Road Map



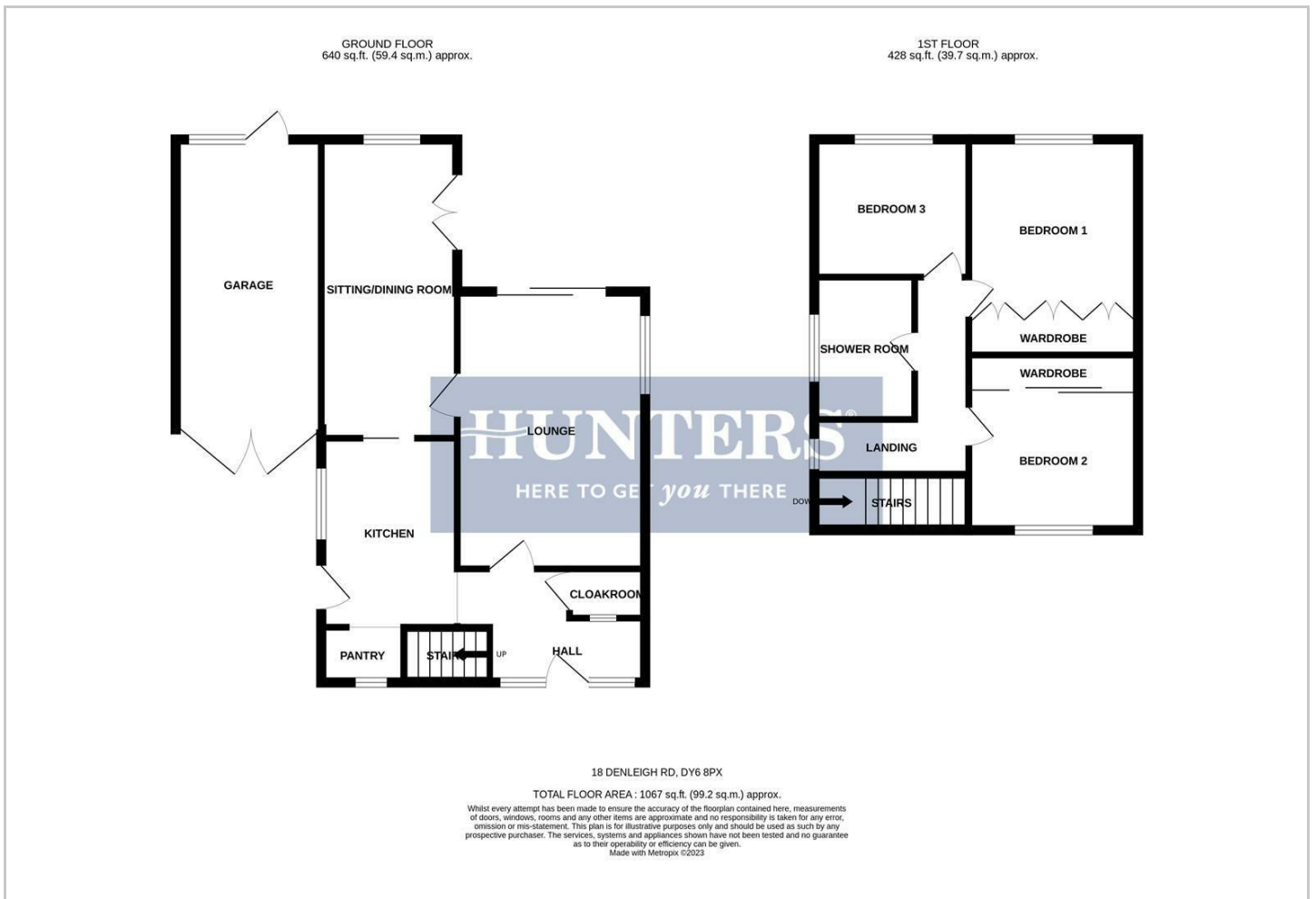
## Hybrid Map



## Terrain Map

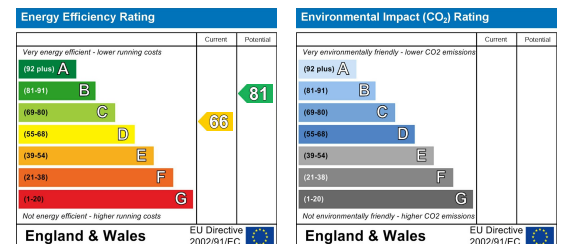


## Floor Plan



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.