

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Della Court

Kingswinford, DY6 7LX



Council Tax: B



# Della Court

Kingswinford, DY6 7LX

£255,000



## Front of the Property

To the front of the property there is a driveway for two vehicles, EV charger, gated side access leading to the rear garden and a double glazed door leading to the entrance hall.

## Entrance Hall

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

## Lounge

13'9" x 12'1" (4.2 x 3.7)

With a door leading from the entrance hall this cosy lounge has a feature panelled wall, double glazed window to front, door to the kitchen breakfast room and a central heating radiator.

## Cloakroom

With a door leading from the kitchen, WC, wash hand basin, tiled floor and a central heating radiator.

## Kitchen Breakfast Room

15'5" x 9'6" (4.7 x 2.9)

With a door from the lounge this lovely modern kitchen breakfast room is fitted with a range of wall and base units, work surfaces with matching up stands, gas hob with extractor fan, integrated fridge freezer, double electric oven, dishwasher and washing machine, tiled floor, cupboard housing boiler, double glazed doors to rear garden, double glazed window to rear, space for a dining table, useful storage cupboard, recessed spotlights and a central heating radiator.

## Landing

With stairs from the entrance hall, doors to rooms, loft access and a central heating radiator.

## Bedroom One

9'2" x 9'2" (2.8 x 2.8)

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

## En Suite

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

## Bedroom Two

10'9" x 8'6" (3.3 x 2.6)

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

## Bedroom Three

8'6" x 6'6" (2.6 x 2)

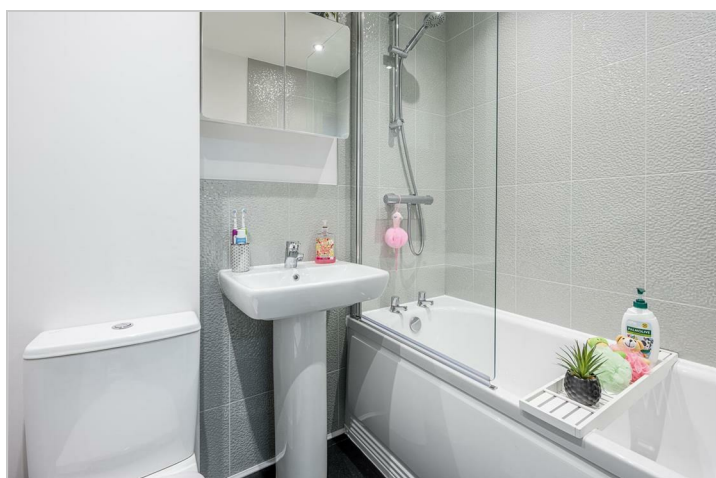
With a door from the landing, double glazed window to rear and a central heating radiator.

## Bathroom

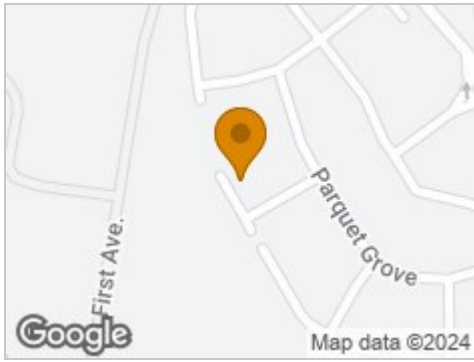
With a door from the landing, bath with shower over, WC, wash hand basin, extractor fan, part tiled walls, recessed spotlights and a chrome heated towel rail.

## Garden

With double glazed doors leading from the kitchen breakfast room, this fully landscaped and low maintenance private rear garden has a patio with artificial lawn beyond, shrub borders and chipping stones, gated side access and a concrete built garden shed with door and double glazed window.



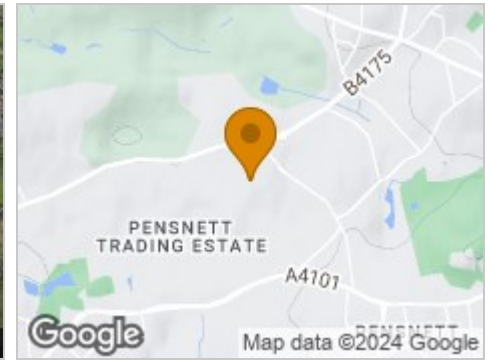
## Road Map



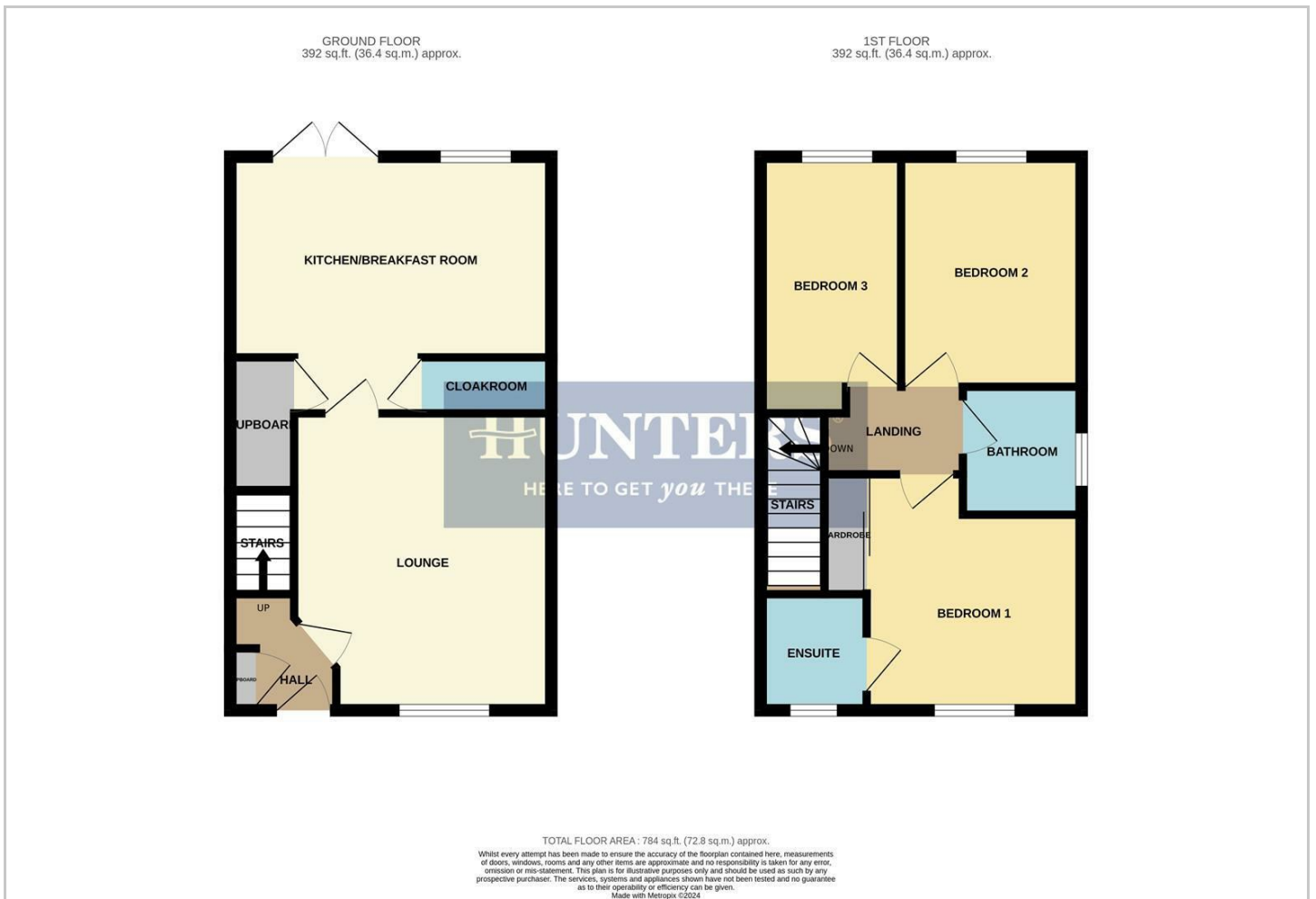
## Hybrid Map



## Terrain Map

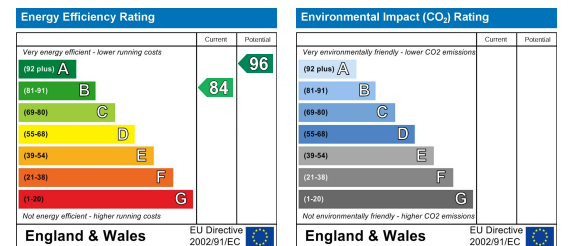


## Floor Plan



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.