

# HUNTERS®

HERE TO GET *you* THERE



Dene Avenue  
Kingswinford, DY6 9TL

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Council Tax: E



# Dene Avenue

Kingswinford, DY6 9TL

£400,000



## Front Of The Property

To the front of the property there is a tarmac driveway with paved border leading to the carport, front lawn with shrub borders, gated side access, double glazed doors leading to the entrance hall and utility and an up and over door to the garage store.

## Entrance Hall

With a door from the storm porch, stairs to the first floor landing, doors to rooms and a central heating radiator.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin, window to side, tiled floor, part tiled walls and a central heating radiator.

## Dining/Sitting Room

12'1" x 10'9" (3.7 x 3.3)

With a door from the entrance hall, double glazed window to front, storage cupboard and a central heating radiator.

## Lounge

16'8" x 10'9" (5.1 x 3.3)

With a door from the entrance hall, double glazed doors to the conservatory, gas fire with decorative surround and a central heating radiator.

## Conservatory

10'2" x 9'2" (3.1 x 2.8)

With double glazed doors from the lounge, ceiling light and fan, double glazed doors to side, double glazed windows to side and rear, glass roof and tiled floor.

## Utility Room

8'2" x 4'11" (2.5 x 1.5)

With a door from the entrance hall, fitted work surfaces, plumbing for washing machine, space for tumble dryer, door to side, tiled floor and walls, double glazed window to side and a central heating radiator.

## Kitchen Breakfast Room

13'5" x 8'6" (4.1 x 2.6)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, integrated fridge/freezer, double electric oven, gas hob with extractor fan, stainless steel sink and drainer, double glazed window to rear, integrated dishwasher and a central heating radiator.

## Landing

With stairs from the entrance hall, double glazed window to side, airing cupboard housing boiler, doors to rooms and loft access.

### Bedroom One

13'9" x 9'2" (4.2 x 2.8)

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

### Bedroom Two

13'9" x 8'10" (4.2 x 2.7)

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

### Bedroom Three

12'1" x 10'9" (3.7 x 3.3)

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

### Bedroom Four

8'6" x 7'10" (2.6 x 2.4)

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, bath with shower over, WC, wash hand basin, tiled floor and walls, recessed spotlights and a central heating radiator.

### Garage Store

8'10" x 7'10" (2.7 x 2.4)

With an up and over door to front, power and door to store.

### Store

7'10" x 6'10" (2.4 x 2.1)

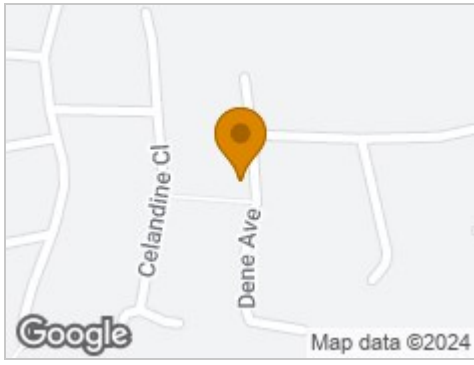
With a door from the garage, tiled floor, power, light and double glazed doors to garden.

### Garden

With access from the conservatory, this low maintenance private rear garden has a patio area with slightly raised shrub and slate borders, double glazed doors to a useful store and gated side access.



## Road Map



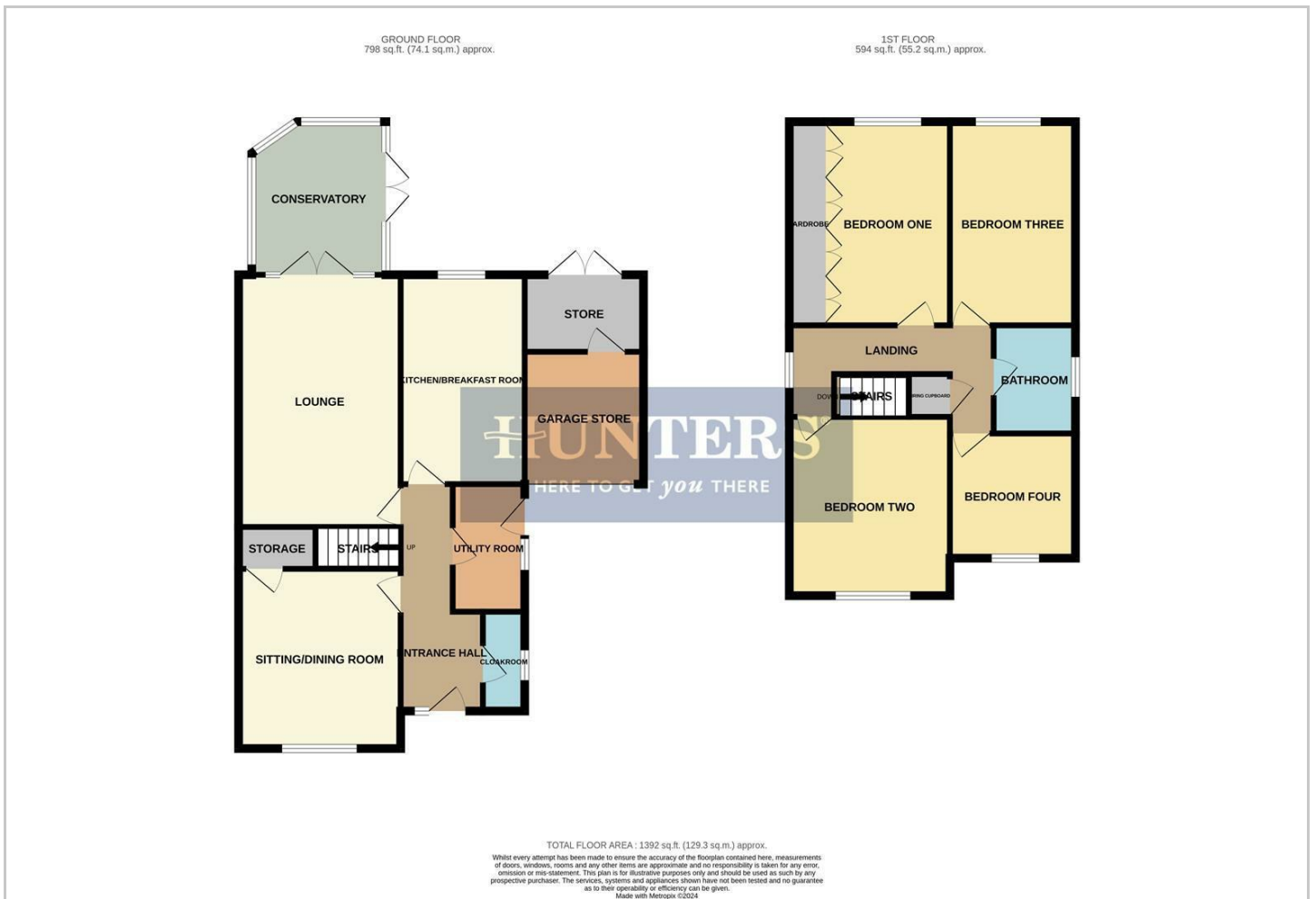
## Hybrid Map



## Terrain Map

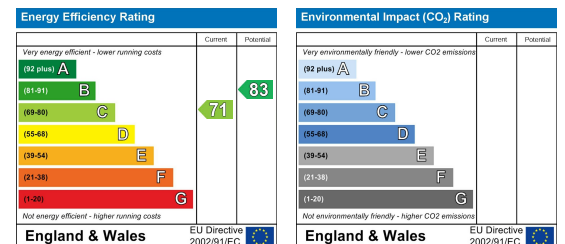


## Floor Plan



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.