

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cot Lane

Kingswinford, DY6 9SA



Council Tax: F

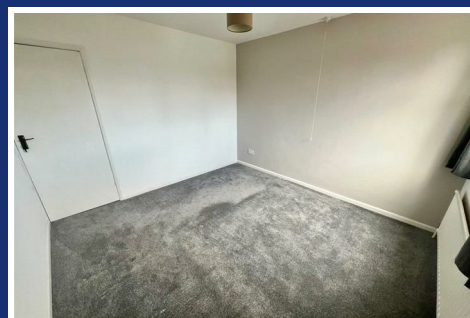




# Cot Lane

Kingswinford, DY6 9SA

£400,000



## Front Of The Property

To the front of the property there is a driveway with shrub borders, doors to the kitchen and porch, up and over door to the garage and a gate to side providing access to the rear garden.

## Porch

With a double glazed door to front, double glazed windows to front and side, tiled floor and door to entrance hall.

## Entrance Hall

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

## Lounge

18'0" x 12'1" (5.5 x 3.7)

With a door from the entrance hall, double glazed window to side, double glazed door to rear garden, gas fire with back boiler and a central heating radiator.

## Kitchen

9'10" x 8'10" (3 x 2.7)

With a door from the entrance hall, fitted wall and base units, stainless steel sink and drainer, space for cooker, plumbing for washing machine, door to pantry, further door to side, two double glazed windows to front and a central heating radiator.

## Landing

With stairs from the entrance hall, doors to rooms and airing cupboard with hot water tank.

## Bedroom One

14'5" x 12'1" (4.4 x 3.7)

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

## Bedroom Two

12'1" x 10'5" (3.7 x 3.2)

With a door from the landing, two double glazed windows to front a central heating radiator.

## Bedroom Three

11'5" x 10'9" (3.5 x 3.3)

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

### Study

10'9" x 5'10" (3.3 x 1.8)

With a door from bedroom three and a double glazed window to rear.

### Bathroom

With a door from the landing, bath with shower over, WC, wash hand basin, double glazed window to front and a central heating radiator.

### Garden

With a double glazed door from the lounge to a patio area with gated side access, long lawn beyond with mature shrubs and trees.

### Garage

17'8" x 10'9" (5.4 x 3.3)

With an up and over door to front, double glazed window to rear and a double glazed door to rear.





## Road Map



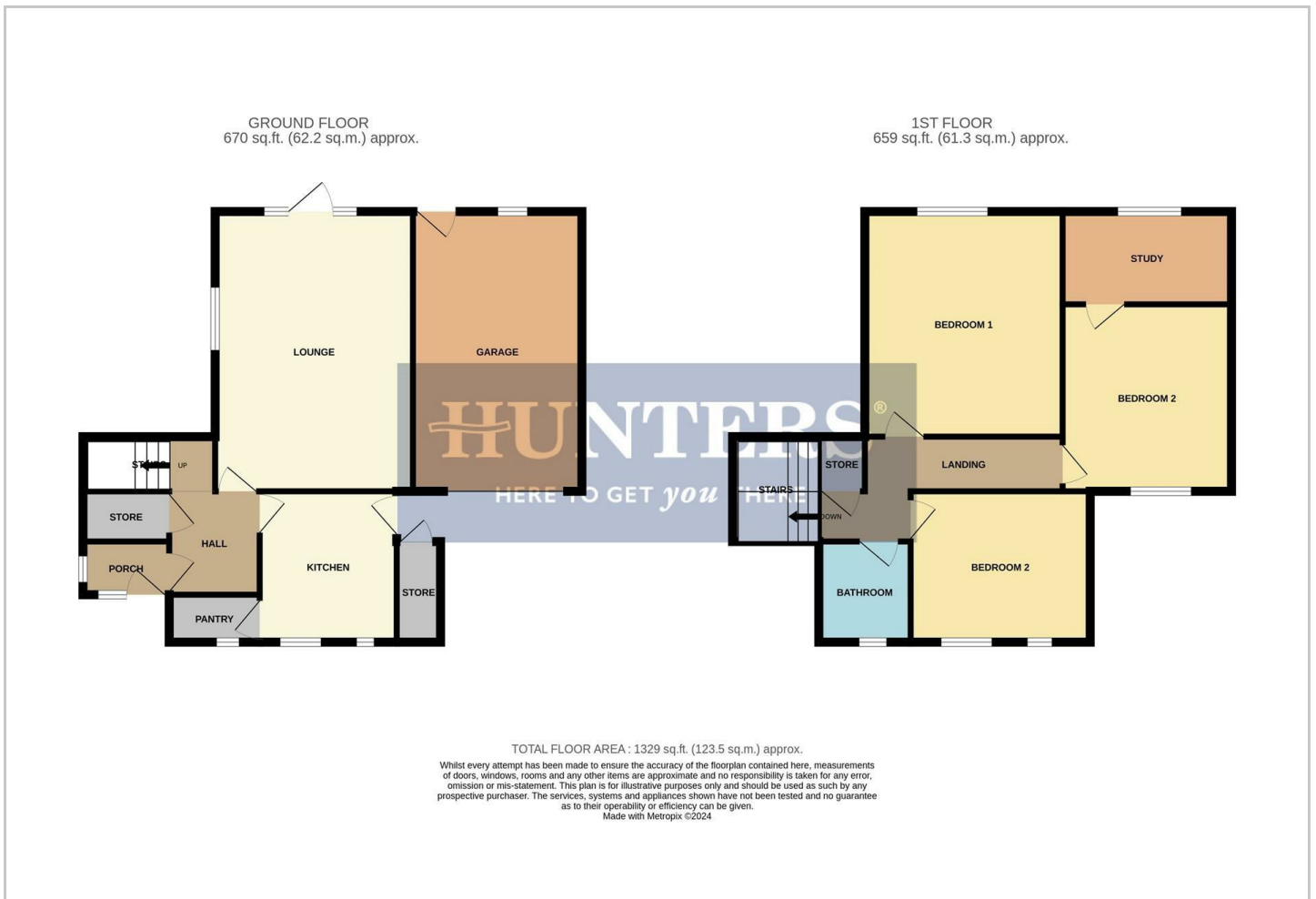
## Hybrid Map



## Terrain Map

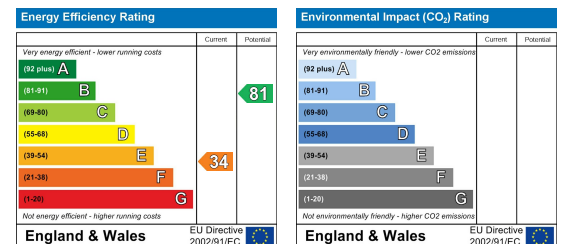


## Floor Plan



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.