

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Huntsmans Drive

Kinver, Stourbridge, DY7 6BA

£275,000



Council Tax: B





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## Front Of The Property

With a large chipping stone driveway, lawn to side with hedge borders and gated side access.

## Entrance Hall

With a double glazed door to front, doors to rooms and stairs to the first floor landing.

## Lounge

17'11" x 10'6" (5.47 x 3.22)

With a door from the entrance hall, double glazed window to front, double glazed patio doors to rear, gas fire with decorative surround, wall lights and a central heating radiator.

## Dining Room

11'10" x 9'6" (3.63 x 2.92)

With a door from the entrance hall and opening to the kitchen, electric fire with decorative surround, double glazed window to front and a central heating radiator.

## Kitchen

5'5" x 12'2" (1.66 x 3.73)

Opening from the dining room, fitted wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated double oven, gas hob, extractor fan, plumbing for washing machine, integrated dishwasher, two double glazed windows to rear, double glazed door to rear, tiled floor and a central heating radiator.

## Landing

With stairs from the entrance hall, double glazed window to rear, doors to rooms, and an airing cupboard housing wall mounted boiler.

## Bedroom One

12'1" x 10'8" (3.7 x 3.26)

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

### Bedroom Two

7'6" x 10'9" (2.30 x 3.29 )

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

### Bedroom Three

10'1" x 6'11" (3.08 x 2.12)

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

### Bathroom

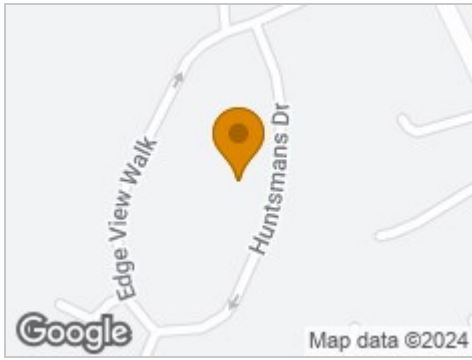
With a door from the landing, P shape bath with shower over, WC, wash hand basin, tiled walls, extractor fan, tiled floor, double glazed window to rear and a chrome heated towel rail.

### Garden

With access from the kitchen and lounge to a patio, gated side access, outdoor lighting, outdoor tap and steps leading up to lawn.



## Road Map



## Hybrid Map



## Terrain Map



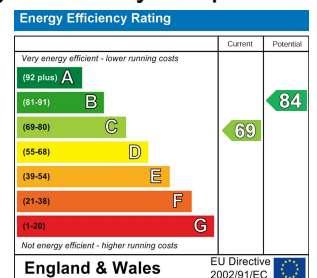
## Floor Plan



## Viewing

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.