

HUNTERS[®]

HERE TO GET *you* THERE



Cot Lane

Kingswinford, DY6 9QH



Council Tax: B



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£259,950



Front Of The Property

To the front of the property is a block paved driveway with shrub borders, door leading to the entrance hall and gated side access.

Entrance Hall

With a door to front, tiled floor, doors to rooms, storage cupboard and stairs to the first floor landing.

Lounge

13'1" x 10'2" (4 x 3.1)

With a door from the entrance hall, open to dining area, electric fire with decorative surround, double glazed window to front, laminate floor and a central heating radiator.

Dining Area

8'2" x 7'10" (2.5 x 2.4)

Opening from the lounge, door to kitchen, double glazed doors to rear garden, laminate floor and a central heating radiator.

Kitchen

11'5" x 8'2" (3.5 x 2.5)

With a door from the dining area and hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, double electric oven, gas hob with stainless steel cooker hood, stainless steel sink and drainer, plumbing for washing machine, double glazed window to rear, tiled floor, door leading to side access and a central heating radiator.

Landing

With stairs from the entrance hall, storage cupboard housing boiler, loft access with ladders, double glazed window to front and a central heating radiator.

Bedroom One

10'9" x 10'2" (3.3 x 3.1)

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

Bedroom Two

13'9" x 8'6" (4.2 x 2.6)

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

Bathroom

With a door from the landing this modern fitted bathroom has a bath with waterfall shower over and separate shower attachment, WC, wash hand basin, double glazed window to side, extractor fan and a chrome heated towel rail.

Loft Space

With access from the landing, eaves storage, further built in storage and a skylight window.

Garden

With double glazed doors from the dining area, this lovely well maintained private rear garden has a patio area with lawn beyond which is bordered with mature shrubs, useful outbuilding and a gate providing access to the front of the property.



Road Map



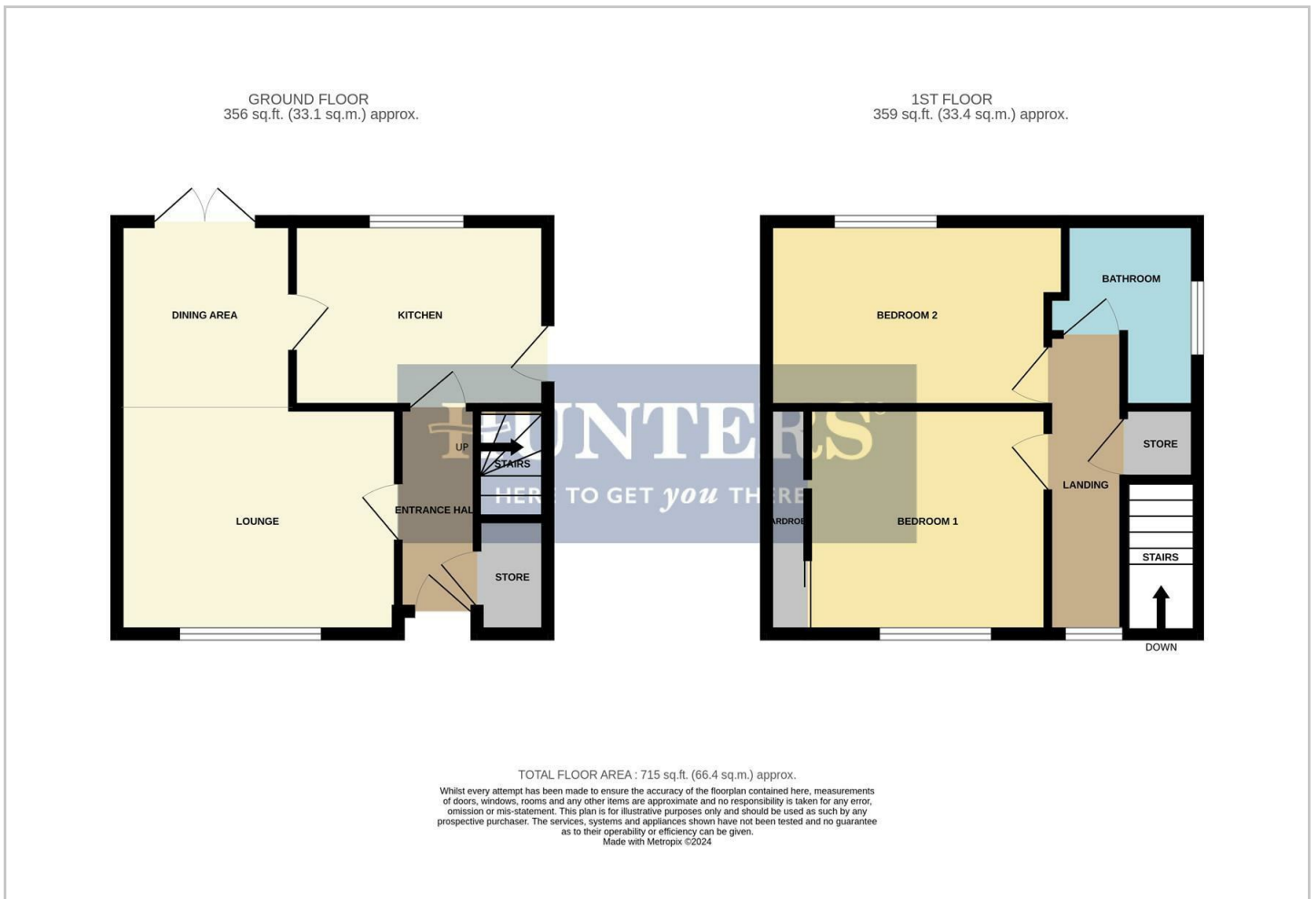
Hybrid Map



Terrain Map

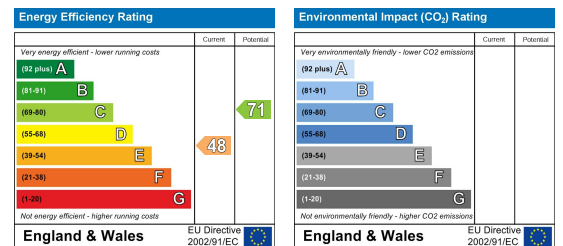


Floor Plan



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.