

# HUNTERS®

HERE TO GET *you* THERE



## Maidensbridge Road

Wall Heath, Kingswinford, DY6 0HG



Council Tax: E



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Wall Heath, Kingswinford, DY6 0HG

Asking Price £450,000



## Front Of The Property

To the front of the property there is a tarmac driveway with gated side access, front lawn with shrubs, open to the storm porch with a door leading to the entrance hall and an up and over door to the garage.

## Storm Porch

With a double glazed door to the entrance hall.

## Entrance Hall

With a double glazed door leading from the storm porch and further doors to rooms, double glazed window to front, stairs to the first floor landing, storage cupboard and a central heating radiator.

## Lounge

16'8" x 11'9" (5.1 x 3.6)

With a door from the entrance hall, open fire, double glazed sliding patio doors to sitting room, double glazed window to front and a central heating radiator.

## Sitting Room

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

With double glazed sliding patio doors from the lounge, double glazed doors to rear garden, solid wood floor, double glazed window to side and an electric heater.

## Dining Room

12'9" x 10'9" (3.9 x 3.3)

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

## Kitchen

12'9" x 7'10" (3.9 x 2.4)

With a door from the entrance hall, fitted wall and base units, space for appliances, one and a half sink and drainer, double glazed window to rear, tiled flooring, door to WC and garage.

## WC

With a door from the kitchen, double glazed window to rear and WC.

## Garage

16'4" x 8'10" (5 x 2.7)

With an up and over door to front, wall mounted boiler, double glazed window to the side, power, lighting and a door to the kitchen.

### Landing

With stairs from the entrance hall, storage cupboard, loft access, double glazed window to front, doors to rooms and a central heating radiator.

### Bedroom One

16'8" x 11'9" (5.1 x 3.6)

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

### Bedroom Two

12'9" x 10'9" (3.9 x 3.3)

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

### Bedroom Three

12'9" x 7'10" (3.9 x 2.4)

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

### Shower Room

With a door from the landing, double glazed window to rear, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, part tiled walls and recessed spotlights.

### Garden

With double glazed doors from the sitting room and a further door leading from the kitchen, this wonderful large private rear garden has a spacious lawn mature shrubs, further wild garden to the rear of the boundary, gated side access leading to the front of the property.



## Road Map



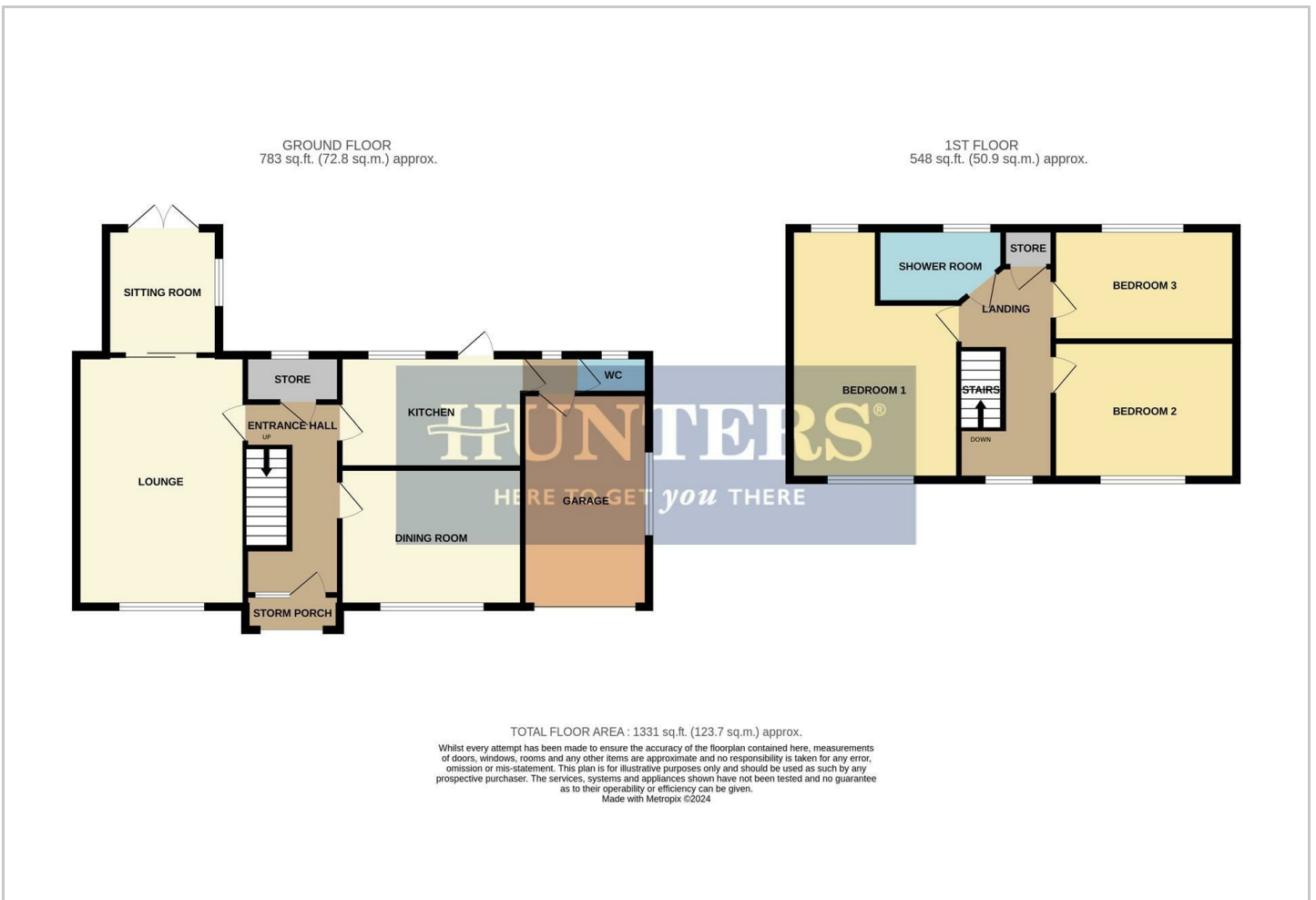
## Hybrid Map



## Terrain Map

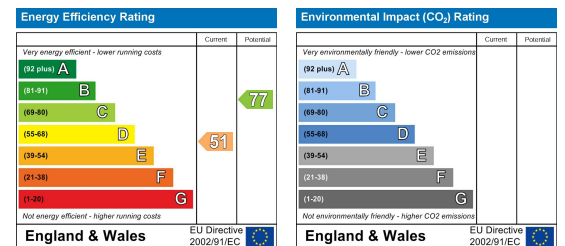


## Floor Plan



## Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.