

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bromley Lane

Kingswinford, DY6 8TS

£230,000





# 212 Bromley Lane

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## Front of the Property

With a block paved driveway to front, double glazed sliding door to patio.

## Porch

With a double glazed sliding door to front, door leading to the entrance hall and door leading to the study / bedroom three.

## Entrance Hall

With a door to front, door leading to the lounge, stairs to the first floor landing and a central heating radiator.

## Lounge

21'3" max x 16'5" max (6.49 max x 5.02 max)

With a door leading from the entrance hall, double glazed window to front, door leading to storage cupboard, electric fire place with decorative surround, double glazed sliding patio door leading to garden, door leading to kitchen and two central heating radiators.

## Kitchen

19'5" x 5'10" (5.92 x 1.79)

With a door leading from the lounge, range of fitted wall and base units, worksurfaces over, tiled splash back, space for oven, plumbing for washing machine, plumbing for dishwasher, one and a half bowl stainless steel sink and drainer, space for tall fridge / freezer, door leading to rear hall, double glazed window to rear, double doors leading to study / bedroom three and a central heating radiator.

## Study / Bedroom 3

16'5" x 6'2" (5.02 x 1.89)

With doors leading from the kitchen, door leading from the porch, double glazed window to front and a central heating radiator.

## Rear Hall

With a door leading from the kitchen, door leading to the cloakroom and double glazed door leading to the garden.

## Cloakroom

With a door leading from the rear hall, W/C, wash hand basin with tiled splash back, wall mounted boiler, double glazed window to side and a central hearing radiator.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access and a double glazed window to side.

## Bedroom One

9'8" x 12'9" front of wardrobe (2.97 x 3.9 front of wardrobe)

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

## Bedroom Two

10'2" x 10'0" (3.1 x 3.07)

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

## Shower Room

5'5" x 6'1" (1.67 x 1.87)

With a door leading from the landing, walk in shower cubicle, tiled walls, W/C, wash hand basin, double glazed window to side and a central heating radiator.

## Garden

With a double glazed sliding patio door leading from the lounge, double glazed door leading from the rear hall, patio area, lawn beyond, mature shrub borders, garden shed and outdoor tap.



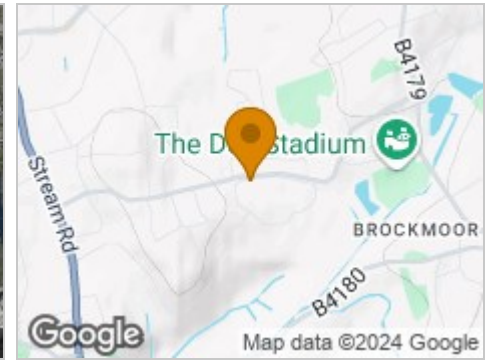
## Road Map



## Hybrid Map



## Terrain Map



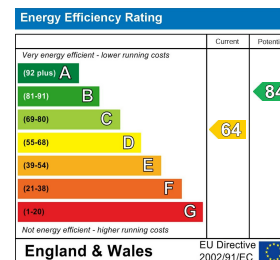
## Floor Plan



## 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.