

# HUNTERS<sup>®</sup>

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Kinver Street

Wordsley, DY8 5AA





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Offers In Excess Of £200,000



## Front of The Property

To the front of the property there is dwarf wall with decorative railings, block paved driveway, storm porch with double glazed composite door leading to entrance hall and gated side access.

## Entrance Hall

With a double glazed composite door leading from the front of the property, doors to various rooms, laminate floor, double glazed window to side and a central heating radiator.

## Kitchen

8'2" x 8'2" (2.5 x 2.5)

With a door leading from the entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated oven, gas hob, stainless steel cooker hood over, integrated fridge freezer, plumbing for washing machine, wall mounted central heating boiler, storage cupboard, tiled floor, double glazed window to front and a central heating radiator.

## Lounge Diner

14'1" x 11'9" (4.3 x 3.6)

With a door leading from the entrance hall, stairs to first floor landing with open storage space underneath, space for seating and dining, laminator floor, double glazed patio doors leading to garden and a central heating radiator.

## Landing

With stairs leading from the lounge diner, doors to various rooms and loft access.

## Bedroom One

11'9" x 9'6" (3.6 x 2.9)

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

### Bedroom Two

11'9" x 7'10" (3.6 x 2.4)

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

### Shower Room

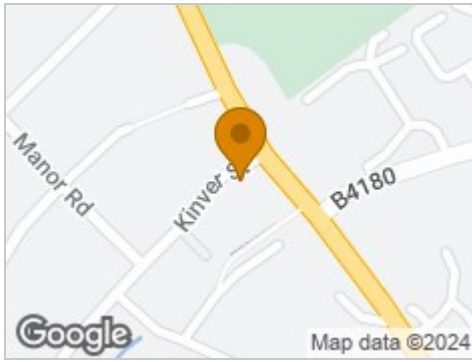
With a door leading from the landing, double shower with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled walls, double glazed window to side and a central heated towel rail.

### Garden

With double glazed patio doors leading from the lounge diner to a block paved seating area, decorative slate, shed and gated side access leading to the front of the property.



## Road Map



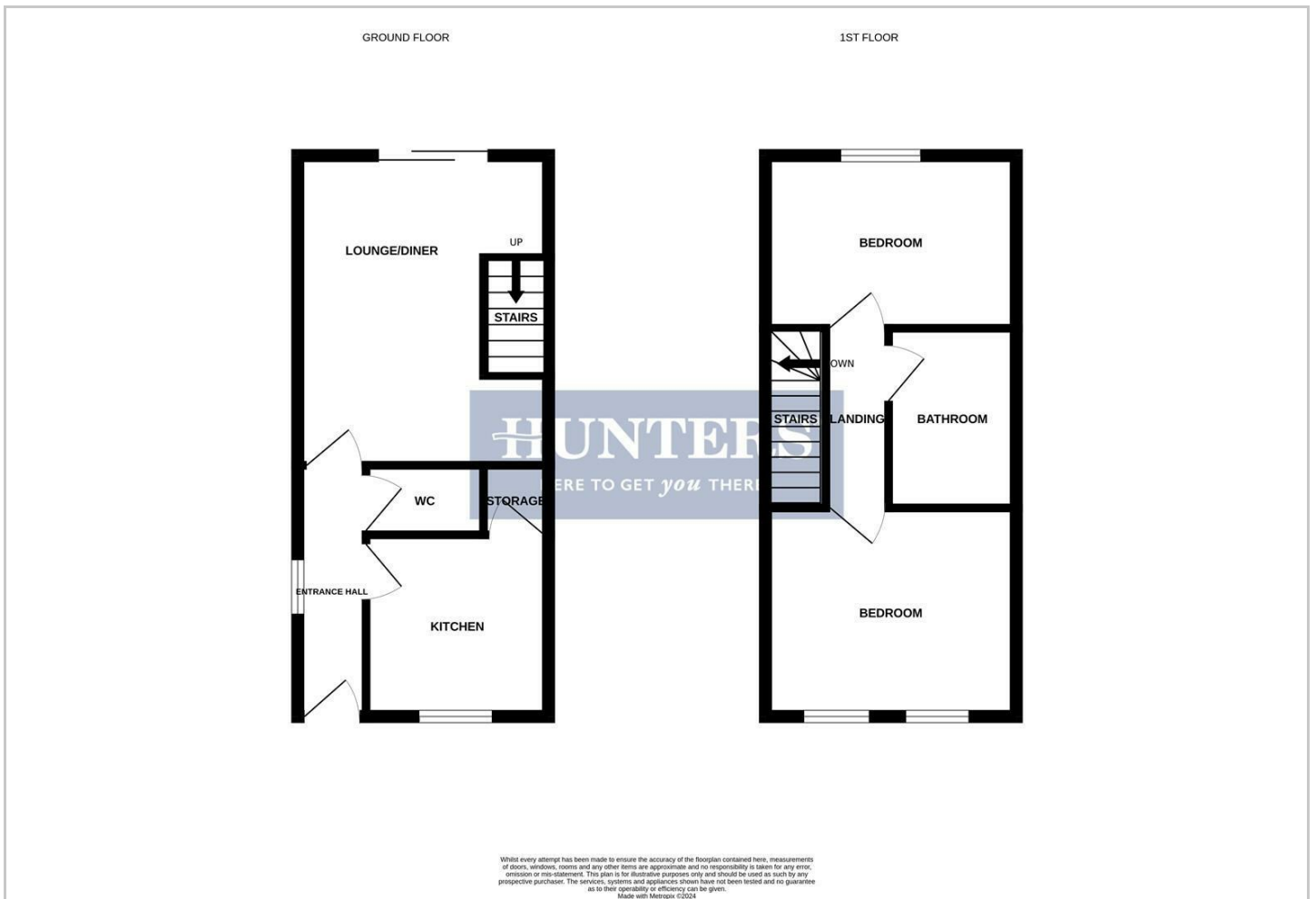
## Hybrid Map



## Terrain Map



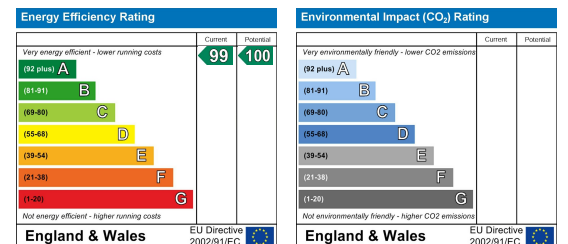
## Floor Plan



## 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.