

HUNTERS[®]

HERE TO GET *you* THERE



Herringbone Way

Kingswinford, DY6 7NE

£425,000



1 Herringbone Way

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Front of the Property

With a tarmac driveway to side with wrought iron gates to front, up and over door to garage, gated side access, path leading to a double glazed front door and decorative chipping stone.

Entrance Hall

With a double glazed door to front, doors leading to various rooms, stairs leading to the first floor landing, storage cupboard, recessed spotlights and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, tiled floor and walls, WC, wash hand basin double glazed window to front, recessed spotlights and a chrome heated towel rail.

Lounge

15'7" x 11'10" (4.76 x 3.61)

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

Study / Games Room

9'7" x 8'9" (2.93 x 2.69)

With a door leading from the entrance hall, double glazed window to side, recessed spotlights and a central heating radiator.

Kitchen Dining Room

9'0" x 18'11" (2.75 x 5.78)

With a door leading from the entrance hall, tiled floor, range of fitted wall and base units, work surfaces over with matching upstands, integrated fridge and freezer, dishwasher and double oven, gas hob with stainless steel cooker hood above, one and a half bowl sink and drainer, space for dining table, recessed spotlights, door leading to utility room, double glazed window to side, double glazed french doors to garden and two central heating radiators.

Utility Room

10'0" x 5'3" (3.06 x 1.62)

With a door leading from the kitchen dining room, range of fitted wall and base units with work surfaces over and matching upstands, space for tumble dryer, integrated washing machine, one and a half bowl sink, wall mounted boiler, recessed spotlights, double glazed door to garden and a central heating radiator.

Landing

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

Master Bedroom

11'10" x 12'0" (3.62 x 3.66)

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

En Suite

With a door leading from the master bedroom, tiled floor, part tiled walls, walk in shower cubicle, WC, wash hand basin, extractor fan, recessed spotlights, double glazed window to side and a chrome heated towel rail.

Bedroom Two

9'3" x 8'10" (2.83 x 2.71)

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

Bedroom Three

11'5" max x 8'10" (3.48 max x 2.7)

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

Bedroom Four

6'2" x 8'7" (1.9 x 2.64)

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

Bathroom

5'6" x 6'7" (1.69 x 2.01)

With a door leading from the landing, tiled floor, part tiled walls, WC, wash hand basin, bath with waterfall shower over, recessed spotlights, double glazed window to rear and a central heating radiator.

Garden

With double glazed french doors leading from the kitchen dining room, double glazed door leading from the utility, patio area with lawn beyond and mature shrub borders, double glazed door to garage, gated side access, outdoor power point and outdoor tap.

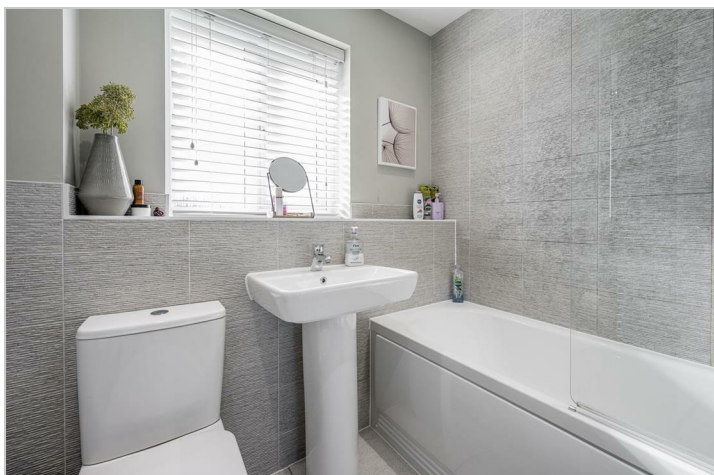
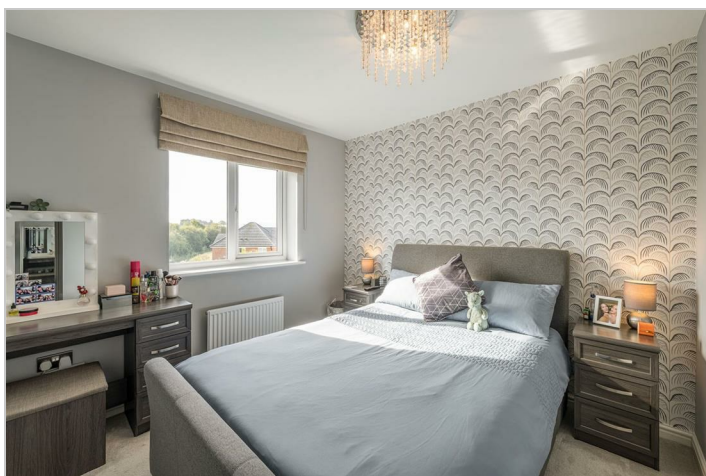
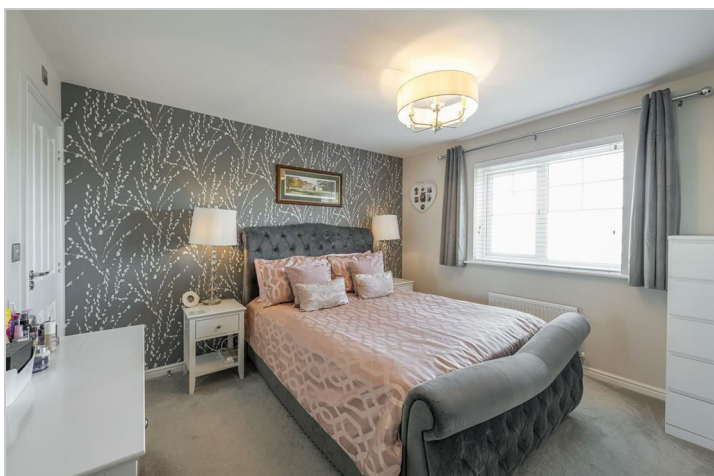
Garage

20'0" x 10'7" (6.12 x 3.24)

With an up and over door to front, double glazed door to garden, power and light.

Agent Note

There is an annual maintenance charge of approximately £138.



Road Map



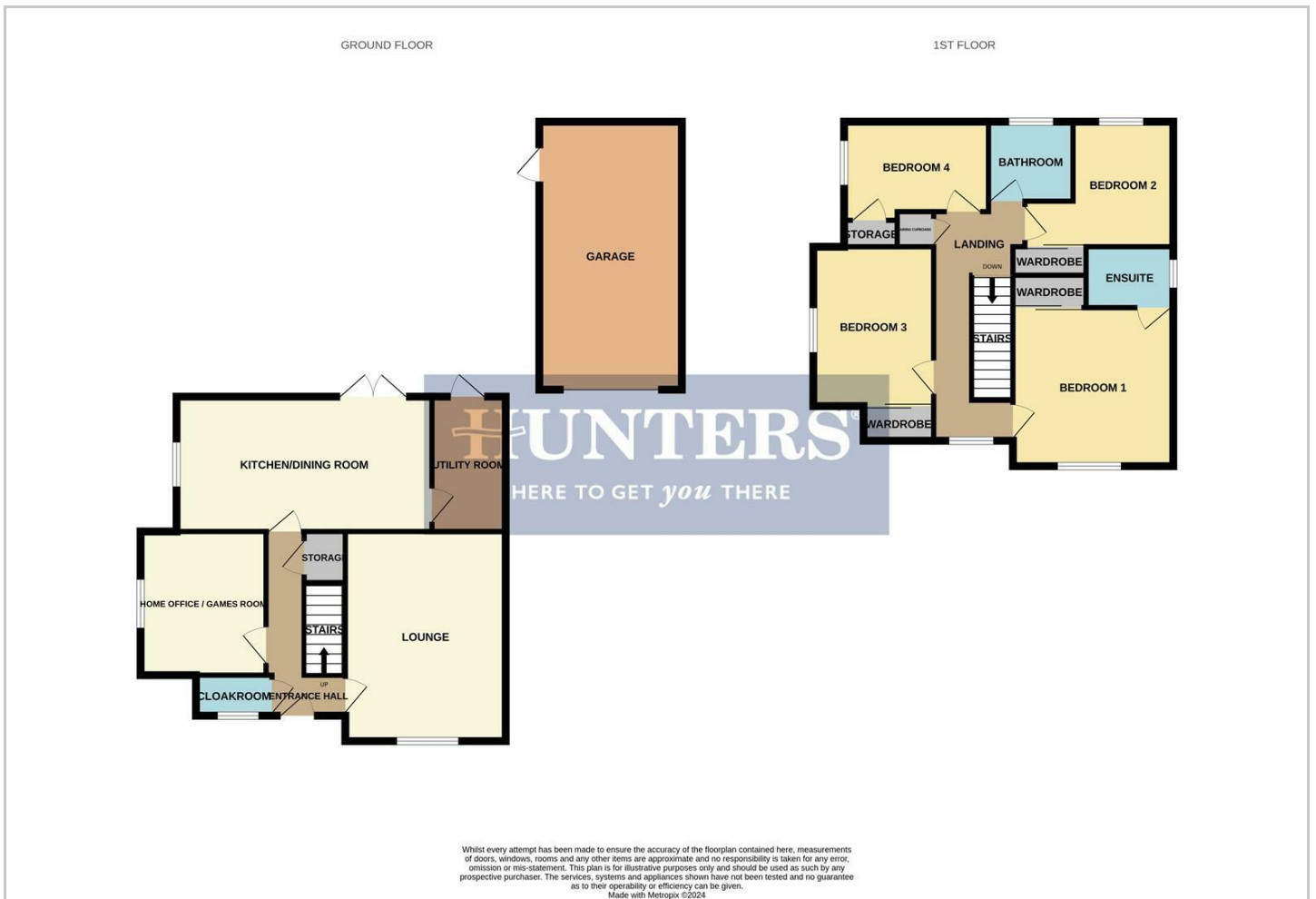
Hybrid Map



Terrain Map



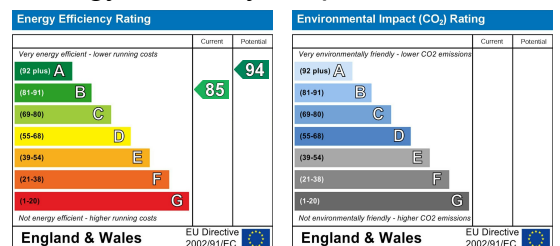
Floor Plan



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.