

# HUNTERS®

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## The Knoll

Kingswinford, DY6 8JT

£440,000





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## Front of the Property

With a block paved drive to front, mature shrub borders, outdoor power points, door to garage and double glazed door to porch.

## Entrance Porch

4'1" x 11'3" (1.25 x 3.44)

With a double glazed door to front, double glazed windows to side and front and a door to entrance hall.

## Entrance Hall

With a door leading from the porch, doors leading to various rooms, storage cupboard, stairs leading to the first floor landing and a central heating radiator.

## Bathroom

11'11" x 11'11" (3.65 x 3.65)

With a door leading from the entrance hall, tiled floors, part tiles walls, walk in shower cubicle., corner bath, WC, wash hand basin, double glazed window to front, recessed spotlights, extractor fan, chrome heated towel rail and a central heating radiator.

## Lounge

19'11" x 11'5" (6.08 x 3.48)

With a door leading from the entrance hall, opening to dining room, double glazed french doors to garden, gas fire with decorative surround, double glazed window to front and a central heating radiator.

## Dining Room

11'8" x 11'8" (3.57 x 3.57)

With an opening from the lounge, space for dining table, door leading to study / bedroom four, double glazed french doors to garden, double glazed window to side and a central heating radiator.

## Study / Bedroom Four

14'4" x 11'8" (4.38 x 3.57)

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

## Kitchen Dining Room

8'11" x 25'6" (2.73 x 7.79)

With a door leading from the entrance hall, range of fitted wall and base units, work surfaces over with matching upstands, space for oven with extractor fan above, sink and drainer, integrated ,microwave, integrated dishwasher, wine cooler, integrated fridge and freezer, recessed spotlights, double glazed door to garden, two double glazed windows to rear and two central heating radiators.

## Landing

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

## Master Bedroom

18'9" x 8'2" (5.72 x 2.51)

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

## En Suite

With a door leading from the master bedroom, tiled walls and floor, walk in shower, WC, wash hand basin set into vanity unit, double glazed window to rear and a chrome heated towel rail.

## Bedroom Two

14'6" x 8'11" (4.43 x 2.73)

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

## Bedroom Three

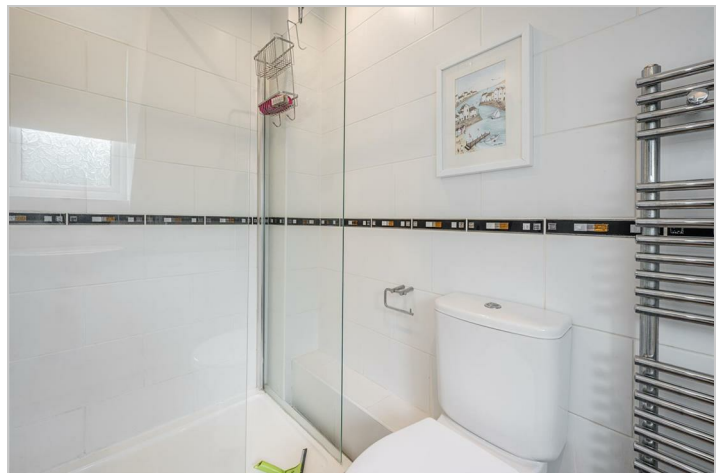
With a door leading from the landing, fitted wardrobes, double glazed window to rear and a central heating radiator.

## Garage

With a door leading from the kitchen dining room, fitted wall and base units, one and a half bowl sink and drainer, plumbing for washing machine, space for tumble dryer, door to front, power and light.

## Garden

With a double glazed door leading from the kitchen dining room, double glazed french doors leading from the lounge and dining room, patio area, further decking area, lawn beyond with mature shrub borders, outdoor tap, outdoor power points, garden shed and gated side access.



## Road Map



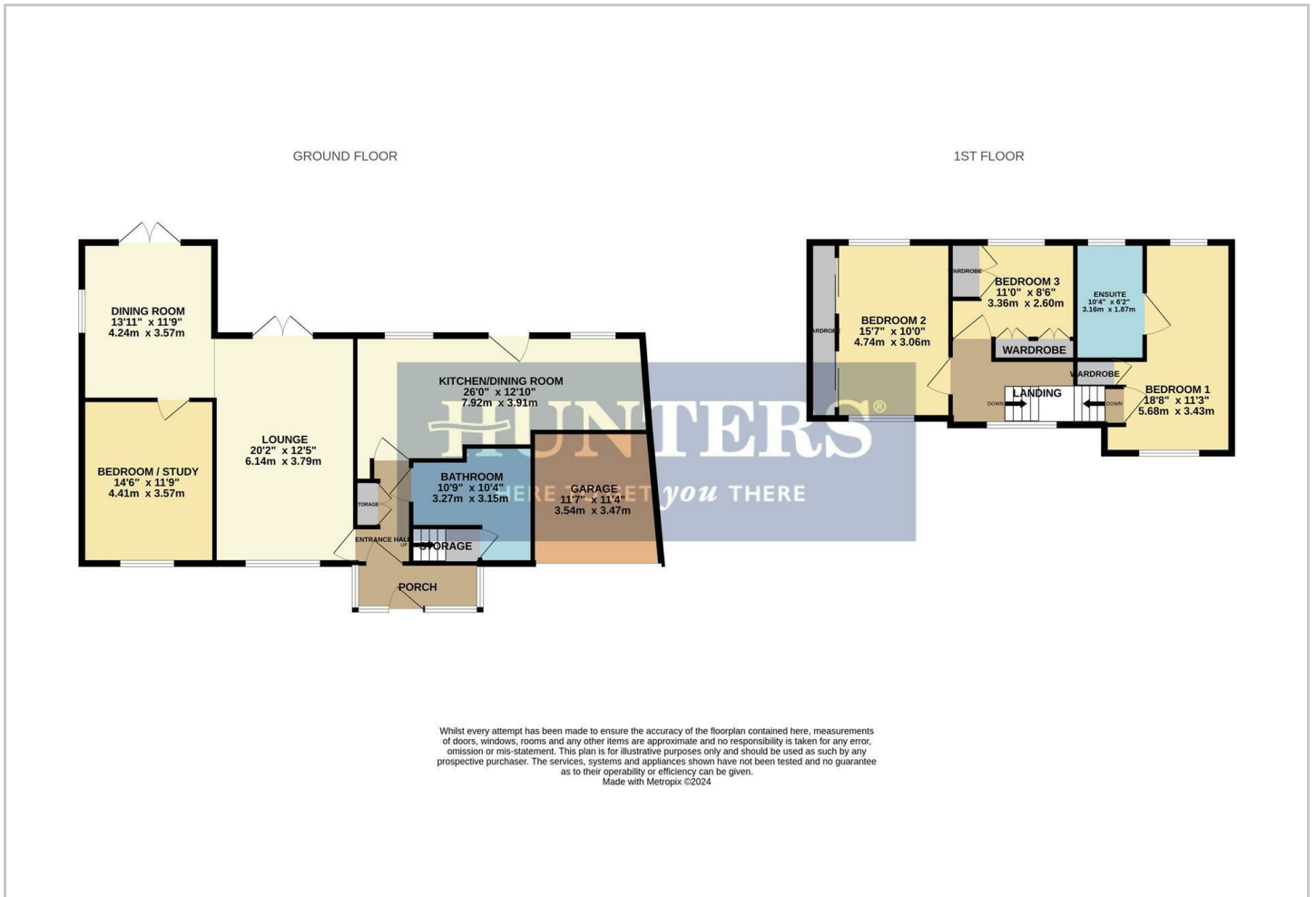
## Hybrid Map



## Terrain Map



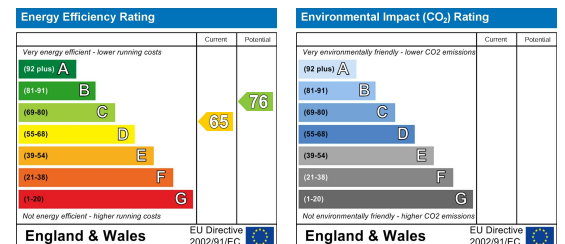
## Floor Plan



## 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.