

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Allenby Close

Kingswinford, DY6 8SY

£260,000





# 26 Allenby Close

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## Front of the Property

To the front of the property there is a spacious block paved driveway with shrub borders, double glazed door to side, up and over door to garage and gate providing side access.

## Porch

With a double glazed door to side, double glazed window to front and door leading to the lounge.

## Lounge

15'4" x 15'6" (4.67 x 4.72)

With a door leading from the porch, double glazed bay window to the front, gas fire place with decorative surround, door to storage cupboard, stairs leading to the first floor, door leading to the kitchen dining room and a central heating radiator.

## Kitchen Dining Room

8'10" x 16'2" (2.71 x 4.93)

With a door leading from the lounge, range of modern fitted wall and base units with worksurfaces over and tiled splash back, integrated fridge, freezer, dishwasher, oven with induction hob above, one and a bowl composite sink and drainer, space for dining table, double glazed window to side, double glazed sliding door to garden and a central heating radiator.

## Landing

With stairs leading from the lounge, doors leading to various rooms, storage cupboard, double glazed window to side and a central heating radiator.

## Bedroom One

10'9" front of wardrobe x 9'5" (3.29 front of wardrobe x 2.88)

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

## Bedroom Two

7'2" x 11'7" (2.18 x 3.53)

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

## Bedroom Three

5'11" x 7'6" (1.8 x 2.29)

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

## Shower Room

5'8" x 7'11" (1.73 x 2.41)

With a door leading from the landing, tiled walls, walk in shower cubicle, wash hand basin, WC, double glazed window to the side and rear and a chrome heated towel rail.

## Garden

With a double glazed sliding door leading from the kitchen dining room, patio area, gate leading to lawn beyond, mature shrub borders, garden shed, outdoor storage space, door leading to the garage, outdoor tap and gates side access.

## Garage

8'0" x 18'4" (2.44 x 5.59)

With an up and over door to the front, plumbing for washing machine, space for tumble dryer, window to the rear, door to the garden, power and lighting.



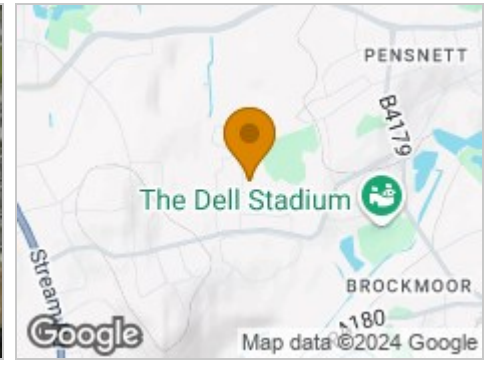
## Road Map



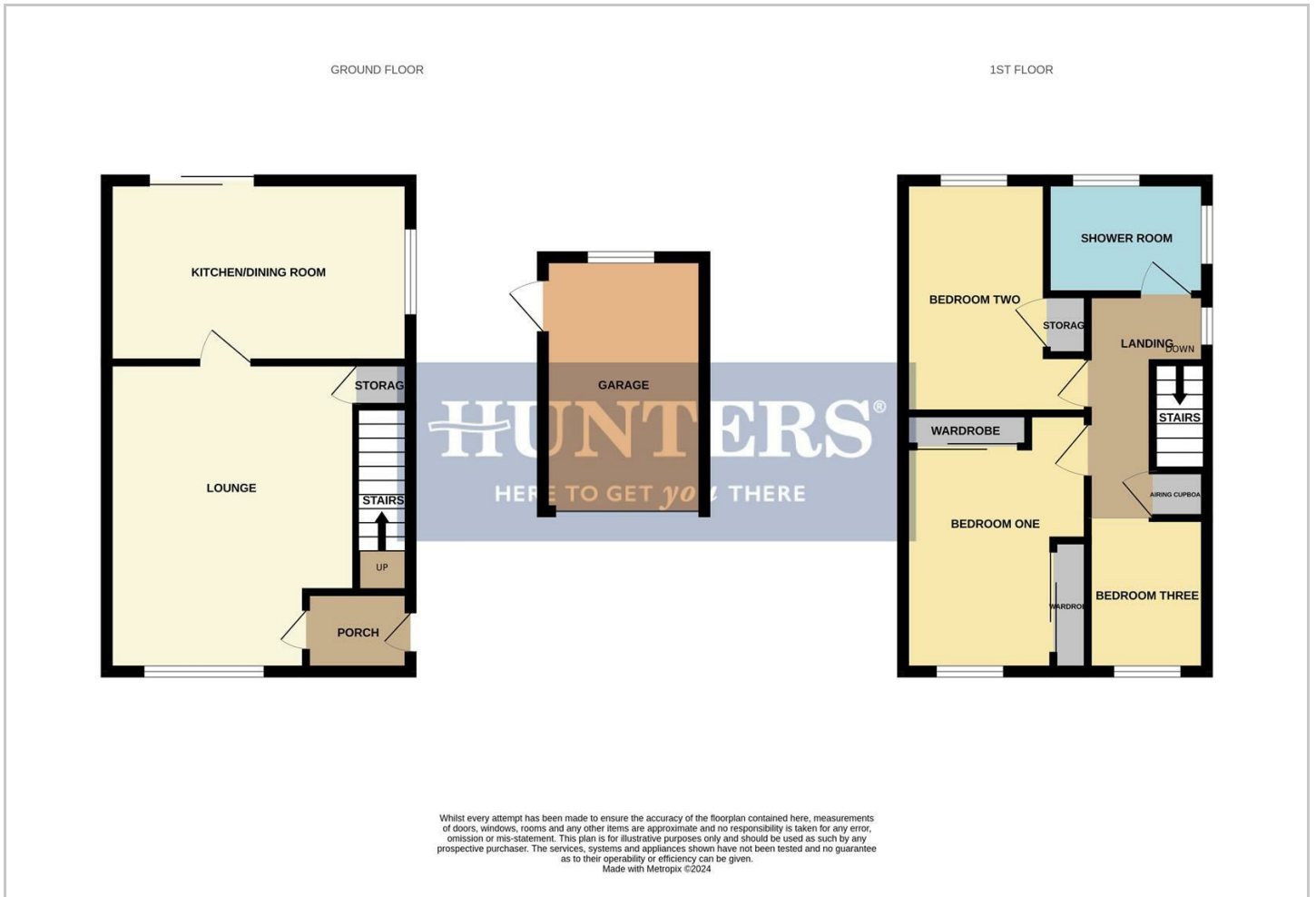
## Hybrid Map



## Terrain Map



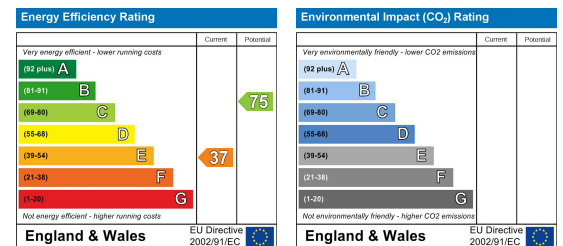
## Floor Plan



## 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.