

# HUNTERS®

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## English Gardens

Kingswinford, DY6 7LZ

£270,000





# 3 English Gardens

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£270,000



## Front of the Property

With a tarmacadam driveway to front, path leading to a double glazed front door and gated side access,

## Entrance Hall

With a double glazed door to front, door leading to storage cupboard, door leading to lounge, stairs leading to first floor landing and a central heating radiator.

## Lounge

14'3" x 12'0" (4.35 x 3.68)

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

## Cloakroom

3'3" x 5'11" (1.0 x 1.81)

With a door leading from the kitchen dining room, W/C, wash hand basin with tiled splash back, recessed spotlights and a central heating radiator.

## Kitchen Dining Room

9'4" x 15'5" (2.86 x 4.7)

With a door leading from the lounge, door leading to cloakroom, door leading to store cupboard, range of fitted wall and base units with worksurfaces over and matching upstands, one and a half bowl stainless steel sink and drainer, integrated dishwasher, fridge and freezer, washing machine and double oven, gas hob with stainless steel splash back and cooker hood above, space for dining table, double glazed french doors leading to garden, double glazed window to rear, recessed spotlights and a central heating radiator.

## Landing

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

## Bedroom One

8'2" x 9'8" front of wardrobe (2.49 x 2.95 front of wardrobe)

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

5'8" x 5'5" (1.73 x 1.67)

With a door leading from bedroom one, walk in shower cubicle, W/C, wash hand basin, part tiled walls, double glazed window to front, extractor fan, recessed spotlights and a central heating radiator.

### Bedroom Two

10'9" x 6'6" (3.29 x 1.99)

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

### Bedroom Three

10'8" x 6'7" (3.27 x 2.01)

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

### Bathroom

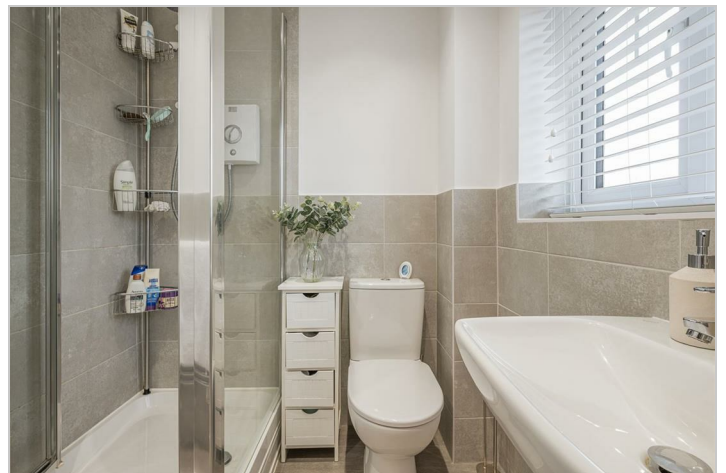
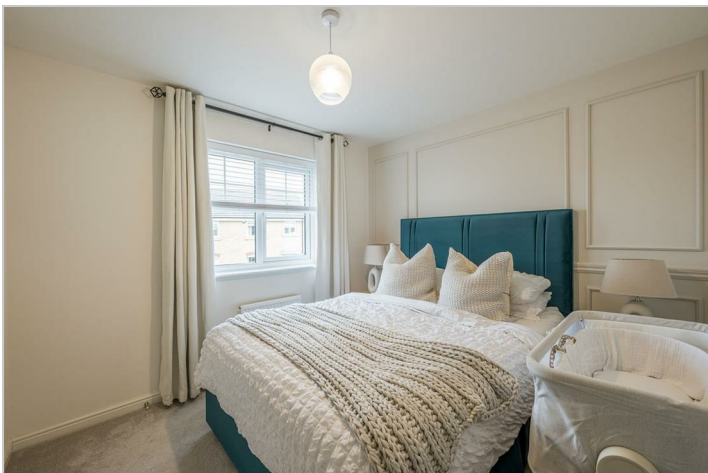
With a door leading from the landing, W/C, wash hand basin with tiled splash back, bath with tiled surround, recessed spotlights and a central heating radiator.

### Garden

With double glazed french doors leading from the kitchen dining room, patio area, lawn beyond, further decking, garden shed, gated side access and outdoor tap.

### Agent Note

There is an annual charge of £140 approximately for the maintenance of the road.



Road Map



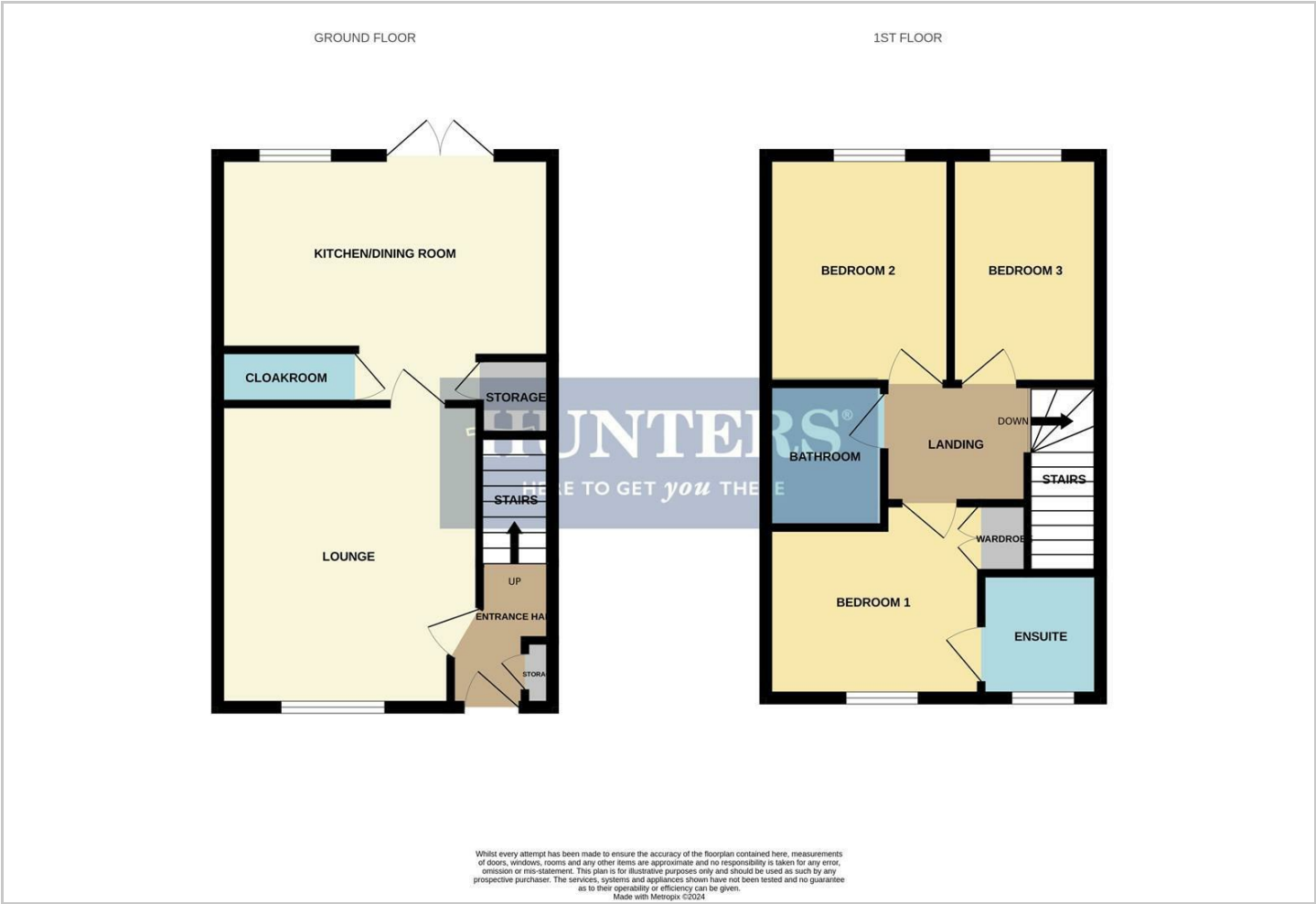
Hybrid Map



Terrain Map



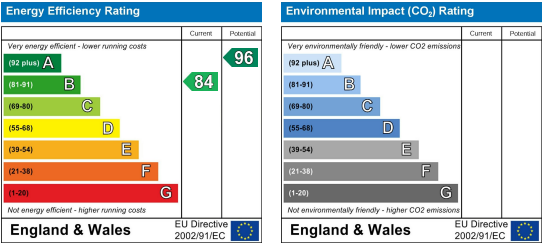
Floor Plan



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.