

HUNTERS[®]

HERE TO GET *you* THERE



James Street

Kinver, DY7 6ED

Offers In Excess Of £425,000



Council Tax: E



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Kitchen Diner

9'1" x 19'3" (2.77 x 5.88)

With a double glazed door from the side, fitted with wall and base units, quartz work surfaces with tiled splashback, sink and drainer, double glazed windows to rear and side, space for range cooker, extractor fan above, wall mounted boiler, doors to various rooms, tiled floor, space for dining table and a central heating radiator.

Utility

10'1" x 4'3" (3.09 x 1.31)

With a door from the kitchen, space for washing machine and tumble dryer, space for fridge freezer and further appliances.

Sitting Room

11'10" x 10'9" (3.63 x 3.28)

With a door from the kitchen, opening to the lounge, double glazed window to front, gas fire and a central heating radiator.

Lounge

12'0" x 11'5" (3.66 x 3.50)

Opening from the sitting room, double glazed window to front, log burning stove with wooden mantle, decorative panelling and a central heating radiator.

Garden Room

14'1" x 10'1" (4.31 x 3.08)

With a door from the kitchen, double glazed window to rear, double glazed french doors to rear, tiled floor and recessed spotlights.

Cellar

10'9" x 9'7" (3.28 x 2.93)

With a door and stairs from the kitchen, recessed spotlights and a central heating radiator.

Landing

With stairs from the entrance hall and doors to various rooms.

Bedroom One

12'1" x 10'2" (3.69 x 3.1)

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

Bedroom Two

12'0" x 11'6" (3.68 x 3.52)

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

Bedroom Three

8'11" x 9'0" (2.74 x 2.76)

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

Bathroom

With a door from the landing, double glazed window to rear, roll top bath, shower cubicle, WC, wash hand basin, part tiled walls, built in storage cupboard, double glazed window to rear and a central heating radiator.

Garden

With access from the kitchen and garden room to a block paved patio, gated access, a gardener's WC (with a cold water tap) and a useful garden store, path to a large lawn with two apple trees and a damson tree. To the rear of the garden is large vegetable patch together with a combined timber summerhouse and garden shed.

Agents Note

The property includes solar panels, which we have been informed generate on average approximately £500 worth of electricity per annum.



Road Map



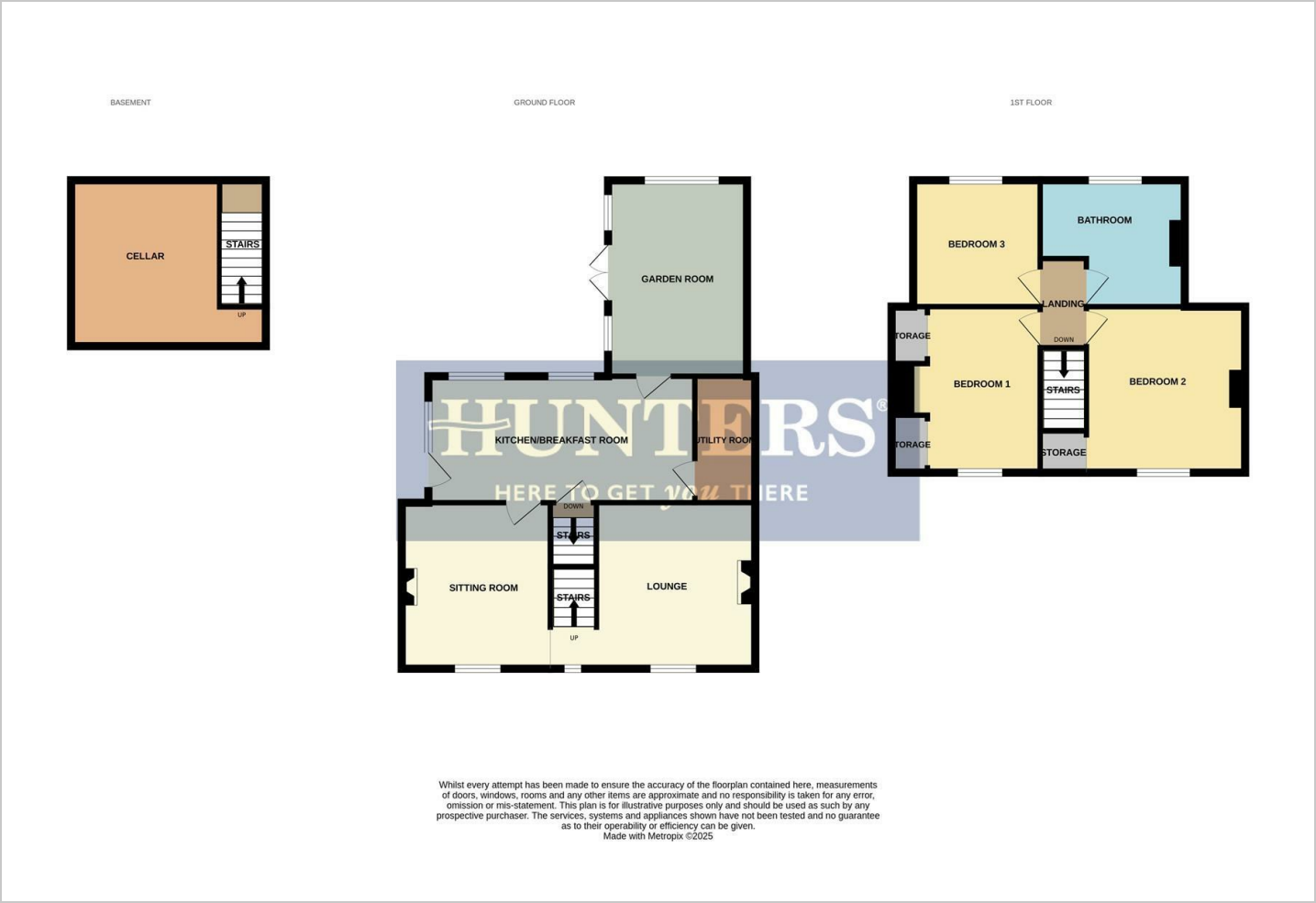
Hybrid Map



Terrain Map



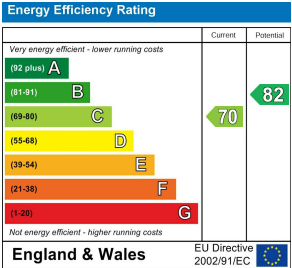
Floor Plan



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.