

# HUNTERS®

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## The Grazings

Kinver, DY7 6JH

Offers In The Region Of £435,000



Council Tax: D



# 3 The Grazings

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## Front Of The Property

To the front of the property there is a block paved driveway providing off road parking, grass lawn to side and a door leading to the entrance lobby.

## Entrance Lobby

With a door leading from the front, doors leading to various rooms and two skylights.

## Kitchen

16'6" x 7'4" (5.05 x 2.25)

With a door leading from the entrance lobby, vinyl flooring, fitted with a range of wall and base units and worktops, breakfast bar, tiled splash back, gas hob with electric oven, extractor hood, integrated dishwasher and fridge freezer, skylight, recessed spotlights, steps leading to the lounge dining room, door leading to the garden patio and a wall mounted central heating radiator.

## Lounge Dining Room

20'1" x 13'8" max (6.13 x 4.18 max)

With steps leading from the kitchen and a door leading from the entrance lobby, wooden flooring, recessed spotlights, wall mounted electric feature fireplace, double glazed window and French doors to rear, skylights, central heating radiator and a wall mounted radiator.

## Hallway

With a door leading from the lounge dining room, loft access and doors leading to rooms.

## Bedroom One

12'11" x 10'10" max (3.95 x 3.31 max )

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

## Bedroom Two

10'0" x 9'1" (3.06 x 2.77)

With a door leading from the hallway, fitted wardrobes, double glazed window to front with shutter blinds and a central heating radiator.

## Bedroom Three

9'4" x 4'5" ( 2.87 x 1.35)

With a door leading from the hallway, skylight window and a central heating radiator.

### Bathroom

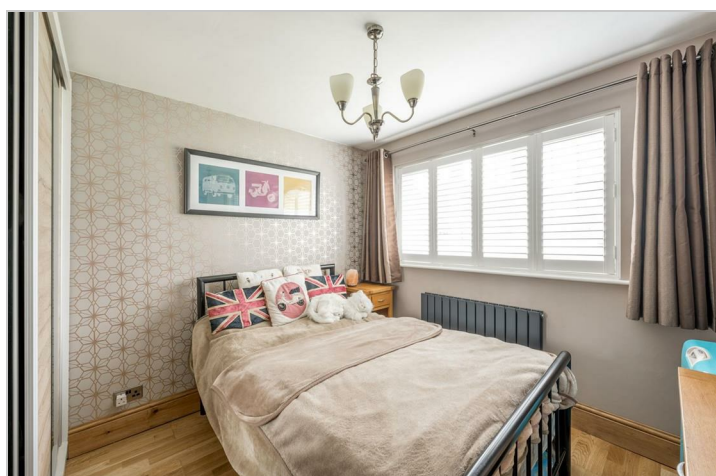
With a door leading from the hallway, tiled floor and walls, walk in shower with waterfall shower attachment, WC and wash hand basin set into vanity unit, recessed spotlights, extractor fan, heated mirror, double glazed window to side and two central heating radiators.

### Utility

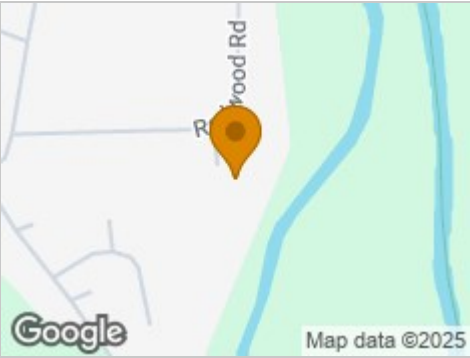
With a door leading from the patio, fitted wall and base units with tiled splashback, space for appliances, sink, drainer and a double glazed window to rear.

### Garden

With a door leading from the kitchen and French doors leading from the lounge dining room, to a low maintenance paved patio area with wooden decking, outside bar with electric points, steps leading down to lawn beyond and a gate providing access to a further seating area situated towards the end of the garden closeby the river.



Road Map



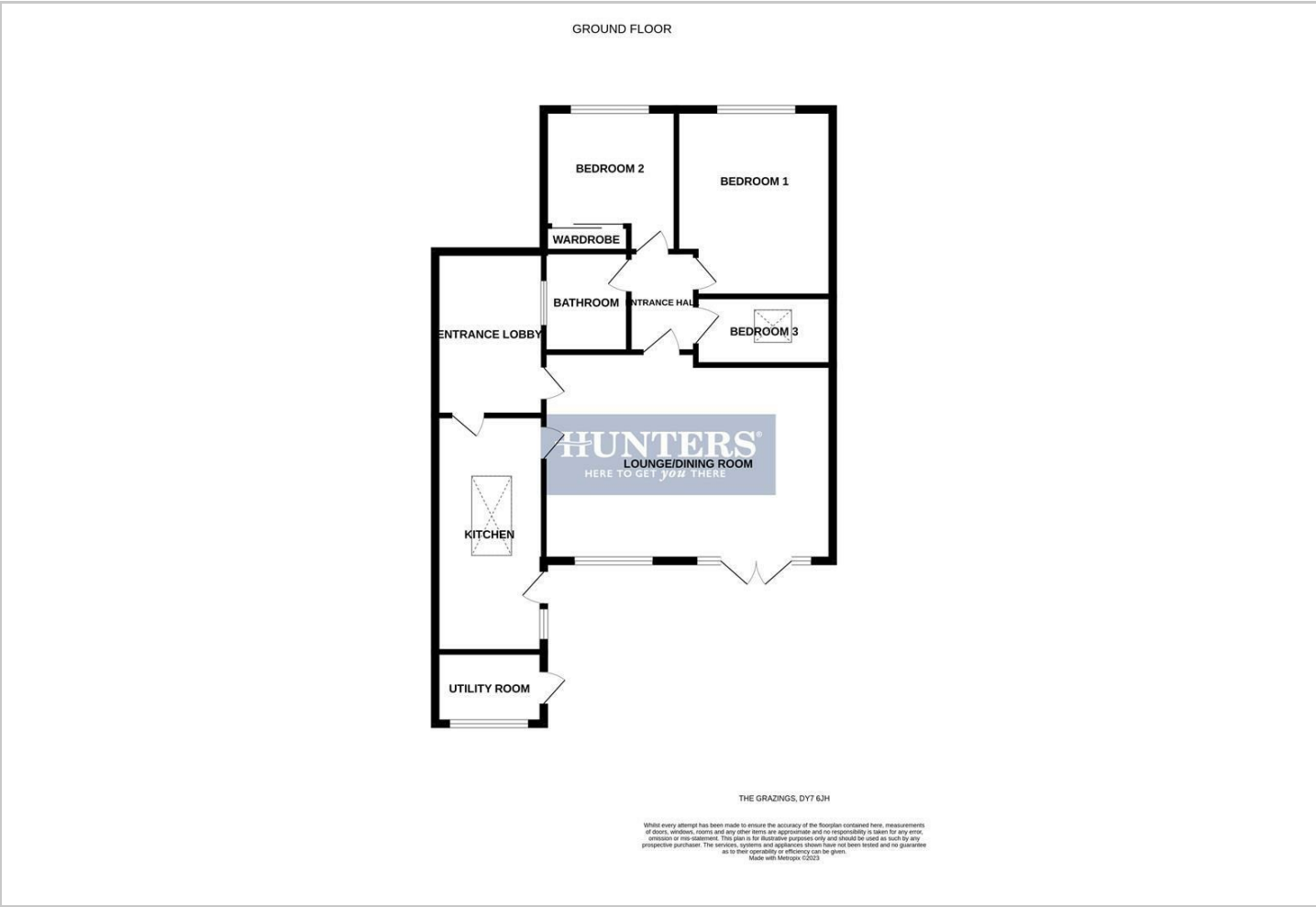
Hybrid Map



Terrain Map

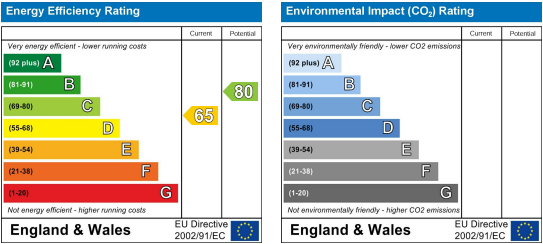


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.