

# HUNTERS®

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## Celandine Close

Kingswinford, DY6 9TN



Council Tax: E





# Celandine Close

Kingswinford, DY6 9TN

£425,000



## Front Of The Property

With a tarmac driveway with paved border, gated side access, decorative slate, shrubs and a door leading to the entrance hall.

## Entrance Hall

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

## WC

With a door from the entrance hall, WC, wash hand basin, double glazed window to side and a central heating radiator.

## Dining Room

12'1" x 8'10" (into bay) (3.7 x 2.7 (into bay))

With a door from the entrance hall, double glazed bay window to front, double doors to lounge and a central heating radiator.

## Lounge

18'0" x 12'1" (5.5 x 3.7)

With a door from the entrance hall, gas fire with decorative surround, double glazed patio doors to conservatory, double doors to the lounge and a central heating radiator.

## Conservatory

10'9" x 8'10" (3.3 x 2.7)

With double glazed patio doors from the lounge, ceiling light and fan, double glazed windows to rear and side, and further double glazed doors to garden.

## Kitchen

14'5" x 8'6" (4.4 x 2.6)

With a door from the entrance hall, doors to the study and utility, fitted wall and base units, work surfaces with tiled splashback, integrated fridge and dishwasher, space for range cooker with stainless steel cooker hood, one and a half stainless steel sink and drainer, double glazed door to side and a central heating radiator.

## Utility Room

7'6" x 4'7" (2.3 x 1.4)

With a door from the kitchen, fitted units, work surfaces, plumbing for washing machine, double glazed window to side and space for a tumble dryer.

## Study

15'8" x 7'6" (4.8 x 2.3)

With a door from the kitchen, double glazed door to rear, double glazed window to rear, recessed spotlights, door to garage and a central heating radiator.

## Garage

13'5" x 7'10" (4.1 x 2.4)

With double doors to front, door to study, power and light.

Tel: 01384 443331

## Landing

With stairs from the entrance hall, doors to rooms and airing cupboard housing boiler.

## Bedroom One

12'1" x 10'9" (3.7 x 3.3)

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

## En Suite

With a door from bedroom one, shower cubicle, double glazed window to side, WC, wash hand basin, tiled walls, recessed spotlights and a chrome heated towel rail.

## Bedroom Two

14'9" x 8'10" (4.5 x 2.7)

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

## Bedroom Three

12'1" x 8'10" (3.7 x 2.7)

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

## Bedroom Four

8'10" x 7'2" (2.7 x 2.2)

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

## Bathroom

With a door from the landing, bath with shower over, WC, wash hand basin, double glazed window to side, tiled walls, recessed spotlights and a chrome heated towel rail.

## Garden

With access from the conservatory and study, this generous sized has a patio area with spacious lawn beyond, decking with trees, garden shed and gated side access.





Road Map



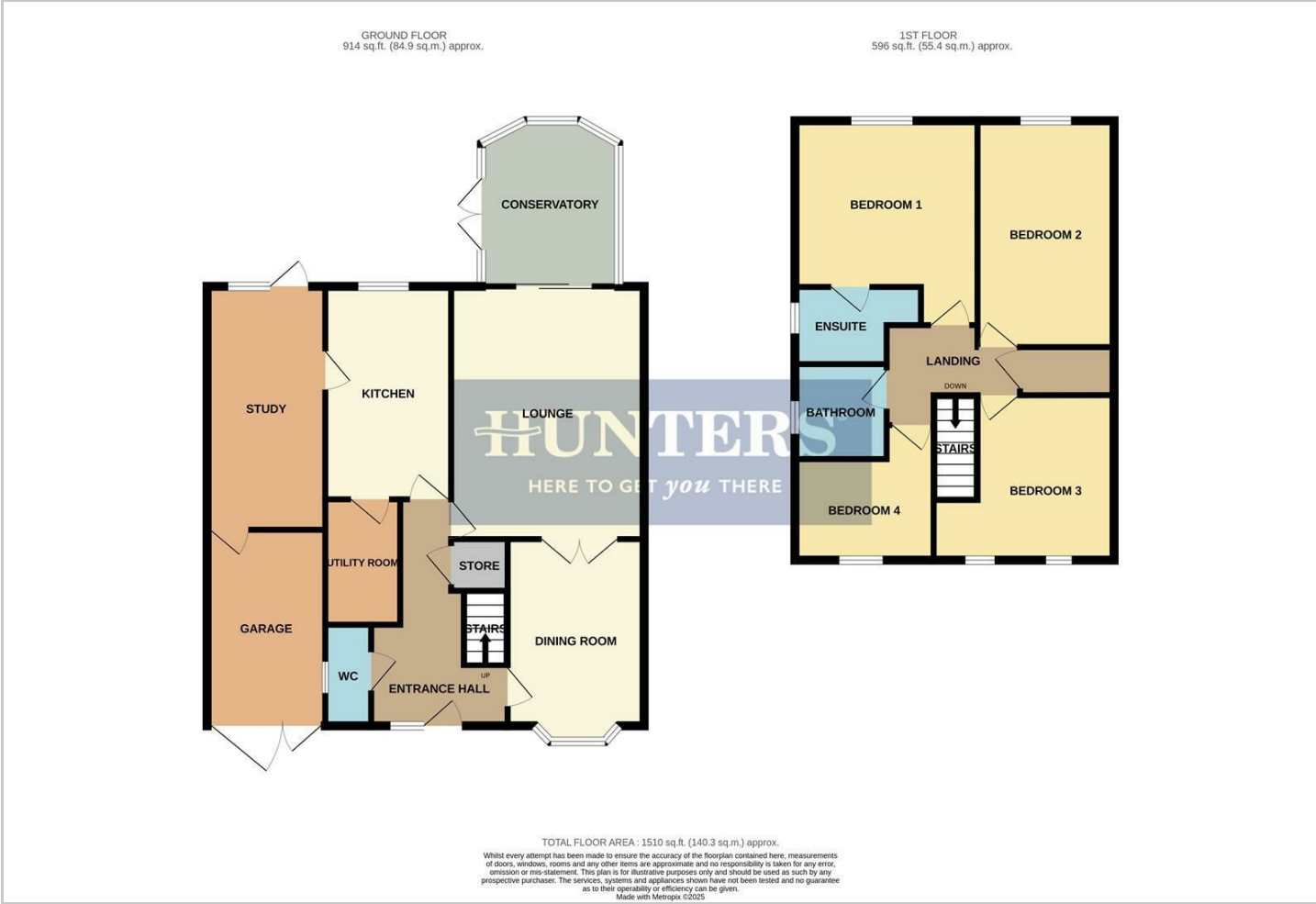
Hybrid Map



Terrain Map

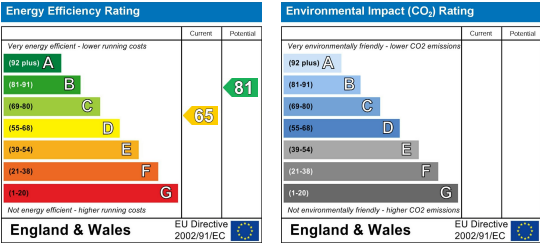


Floor Plan



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.