

# HUNTERS®

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## Tiverton Close

Kingswinford, DY6 8NZ



Council Tax: B





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Offers In The Region Of £289,995



## Front Of The Property

To the front of the property is chipping stoned driveway with shrub border, gated side access and a double glazed door leading to the entrance hall.

## Entrance Hall

With a double glazed door to front, door to lounge, stairs to the first floor landing, laminate floor and a central heating radiator.

## Lounge

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

With a door from the entrance hall, laminate floor, double glazed window to front, media wall with electric fire and a central heating radiator.

## Kitchen Dining Room

21'3" x 15'1" (6.5 x 4.6)

With a door from the lounge, this extended open plan kitchen dining room is fitted with a range of wall and base units, work surfaces with breakfast bar, electric hob with extractor fan, integrated oven, microwave, dishwasher, washing machine, space for an American fridge/freezer, inset sink, recessed spotlights, double glazed bi fold doors to rear garden, two skylight windows, laminate floor and two central heating radiators.

## Landing

With stairs from the entrance hall, airing cupboard, laminate floor and doors to rooms.

## Bedroom One

11'1" x 8'10" (3.4 x 2.7)

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

## Bedroom Two

11'5" x 6'10" (3.5 x 2.1)

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

## Bedroom Three

6'2" x 5'10" (1.9 x 1.8)

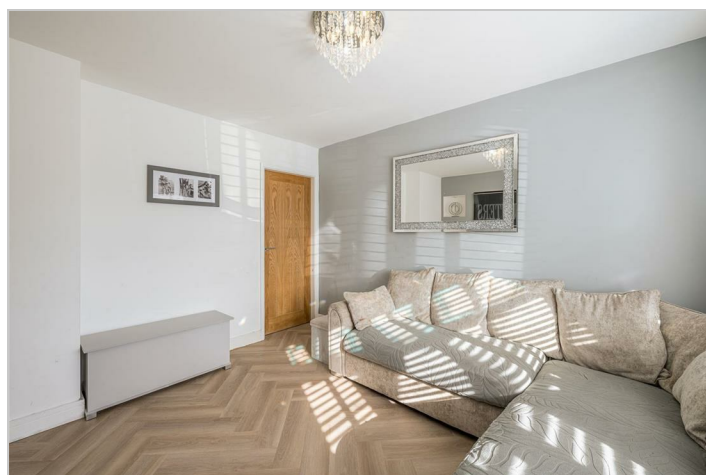
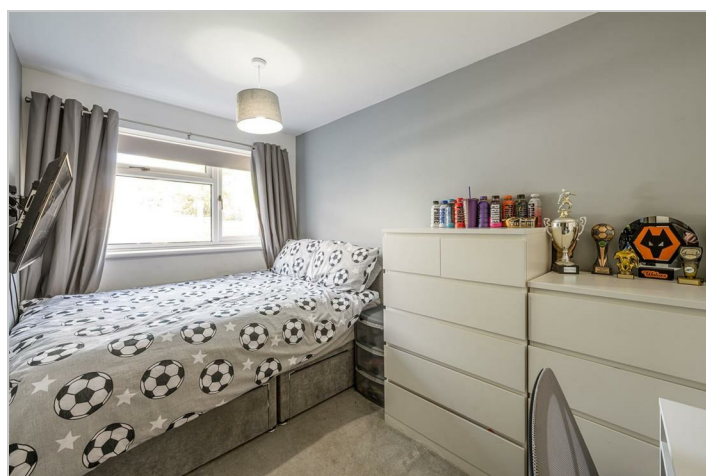
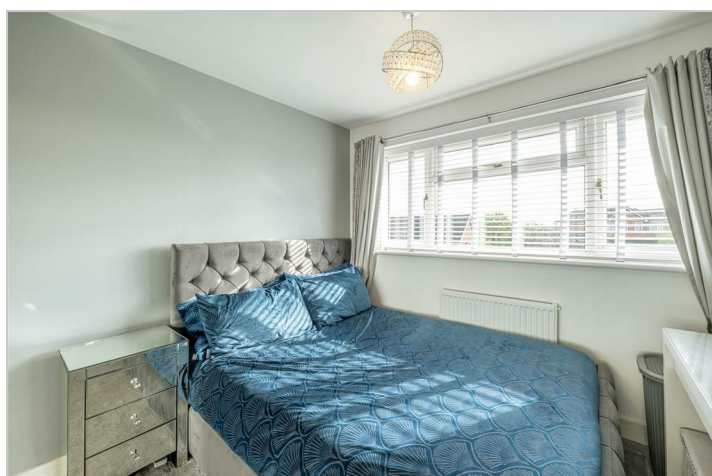
With a door from the landing, double glazed window to front and a central heating radiator.

## Bathroom

With a door from the landing this modern fitted bathroom has a P shape bath with waterfall shower head and separate shower attachment, WC, wash hand basin, recessed spotlights, tiled floor and walls, double glazed window to rear and a chrome heated towel rail.

## Garden

With access via bi folding doors leading from the kitchen, this beautifully maintained and fully landscaped private rear garden has a patio area with gravelled area to the side and gated side access, steps leading to artificial lawns, sleepers and large white stoned borders.



Road Map



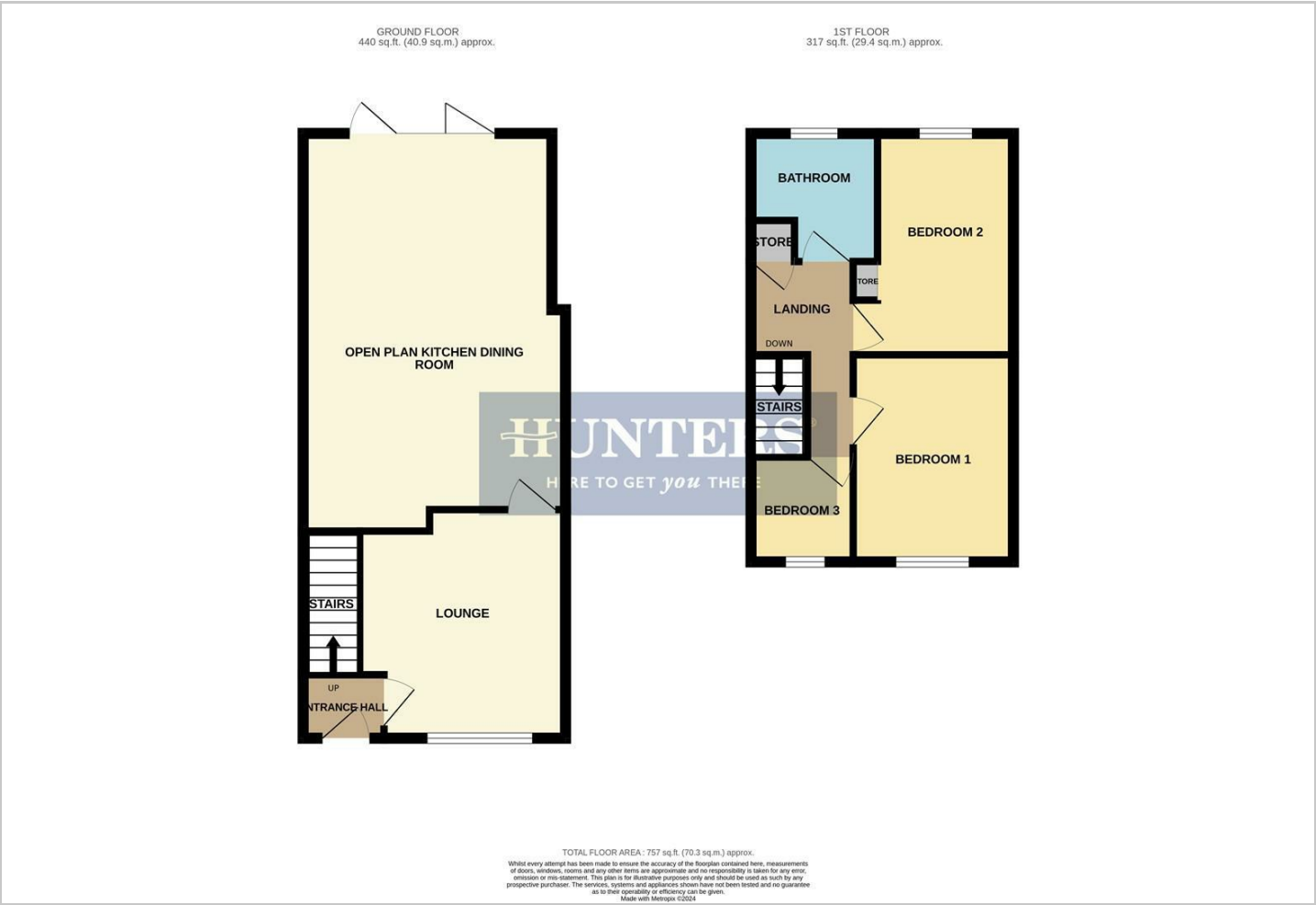
Hybrid Map



Terrain Map

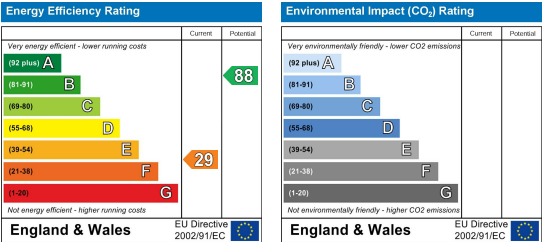


Floor Plan



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.