

# HUNTERS®

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## Cot Lane

Kingswinford, DY6 9TY



Council Tax: C



# Cot Lane

Kingswinford, DY6 9TY

£350,000



## Front Of The Property

With a tarmacadam driveway, decorative stone, paving and EV charger.

## Entrance Hall

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

## Bedroom Two

11'9" x 9'2" (3.6 x 2.8)

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

## Shower Room

With a door from the entrance hall this modern fitted shower room has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, part tiled walls, shaver point, recessed spotlights, extractor fan and a chrome heated towel rail.

## Open Plan Kitchen Living Area

22'7" x 12'5" (6.9 x 3.8)

With a door from the entrance hall this stunning open plan kitchen living room is fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, integrated fridge, freezer, dishwasher and washing machine, electric hob and oven with extractor fan, glass lantern, bi fold doors to rear garden and two central heating radiators.

## Bedroom One

17'0" x 12'5" (5.2 x 3.8)

With stairs leading from the entrance hall and having a door to the bathroom, fitted wardrobes, double glazed window to front, storage cupboard with boiler and a central heating radiator.

## Bathroom

With a door from bedroom one, bath with shower attachment, WC, wash hand basin, recessed spotlights, skylight window, shaver point, tiled floor, part tiled walls and a chrome heated towel rail.

## Garden

With access via bi folding doors kitchen living room this beautifully maintained low maintenance private rear garden has a composite decked area with steps leading to artificial lawn with sleeper borders and a further patio area.

Tel: 01384 443331





Road Map



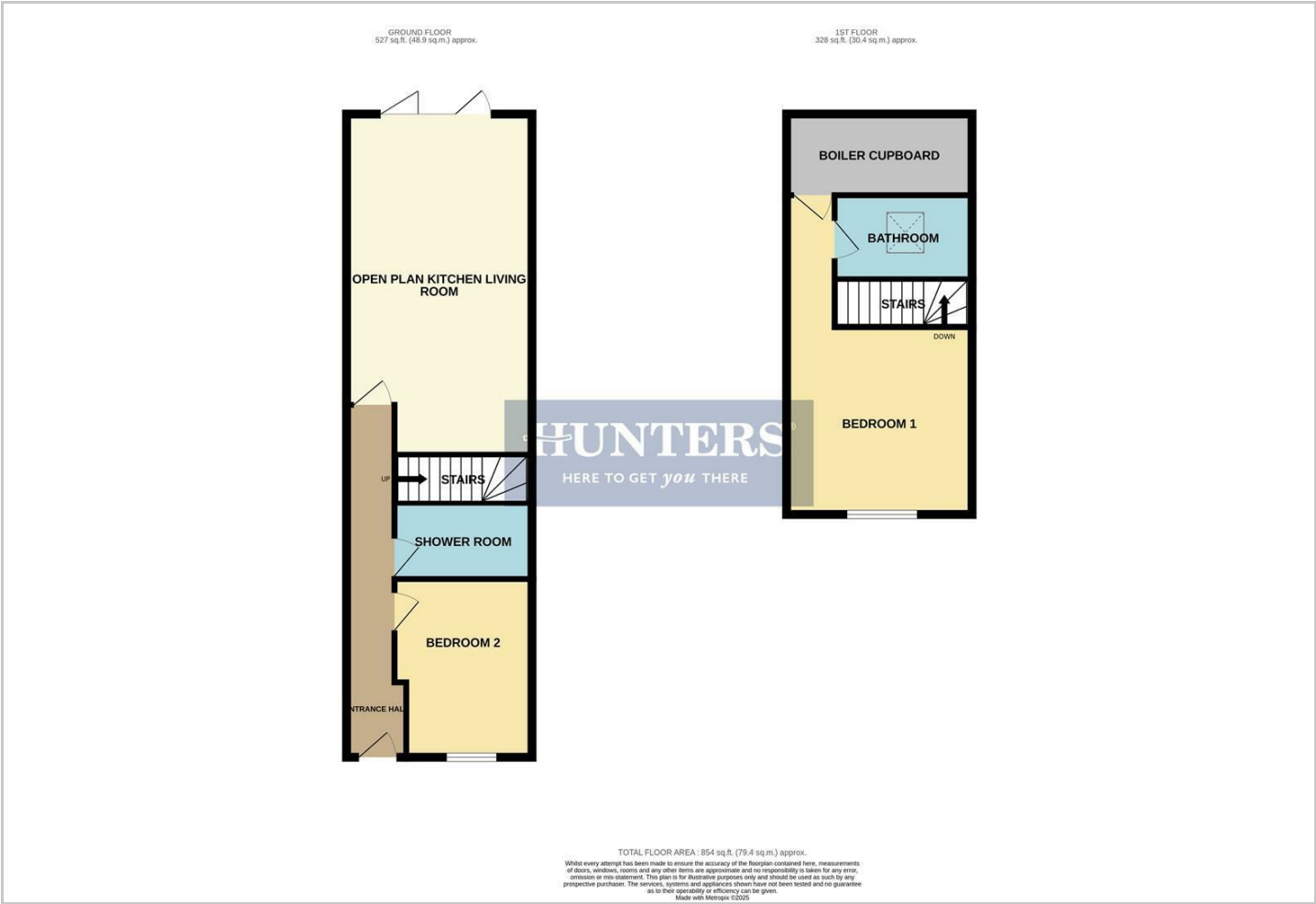
Hybrid Map



Terrain Map

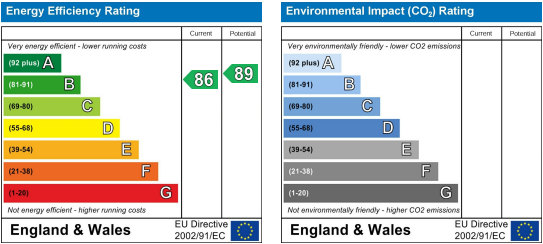


Floor Plan



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.