

# HUNTERS®

HERE TO GET *you* THERE



**Glynne Avenue**  
Kingswinford, DY6 9PT



Council Tax: B



# Glynne Avenue

Kingswinford, DY6 9PT

£260,000



## Front of the Property

To the front of the property there is a tarmacadam driveway, path to side with gate providing access to the rear garden and a double glazed door leading to the porch.

## Porch

With a double glazed door leading from the side, double glazed windows to front and side, tiled floor and double glazed door to the entrance hall.

## Entrance Hall

With a double glazed door leading from the porch, doors to various rooms, tiled floor, storage cupboard with plumbing for washing machine, stairs to the first floor landing and a central heating radiator.

## Lounge

10'10" x 16'1" (3.3 x 4.9)

With a door leading from the entrance hall, laminate flooring, double glazed windows to front and rear and two central heating radiators.

## Kitchen Breakfast Room

9'10" x 9'10" (3 x 3)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splash back, gas hob, electric oven, stainless steel sink and drainer, storage pantry with double glazed window to rear, further double glazed door and window to rear, tiled floor and a central heating radiator.

## Bathroom

With a door leading from the entrance hall this modern re fitted bathroom has a panel enclosed bath, WC, wash hand basin, laminate flooring, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from the entrance hall, airing cupboard housing boiler and double glazed window to the front, double glazed window to side, loft access and doors to various rooms.

## Bedroom One

10'2" x 9'2" (3.1 x 2.8)

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

## Bedroom Two

9'10" x 10'10" (3 x 3.3)

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

## Bedroom Three

5'11" x 10'10" (1.8 x 3.3)

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

## Shower Room

With a door leading from the landing this modern fitted shower room has a shower cubicle, WC, wash hand basin, double glazed window to the side and a central heating radiator.

## Garden

With a double glazed door from the kitchen to a patio area with various other patio areas beyond, lawn with shrubs, useful outbuilding and gate to side providing access to the front of the property.



## Road Map



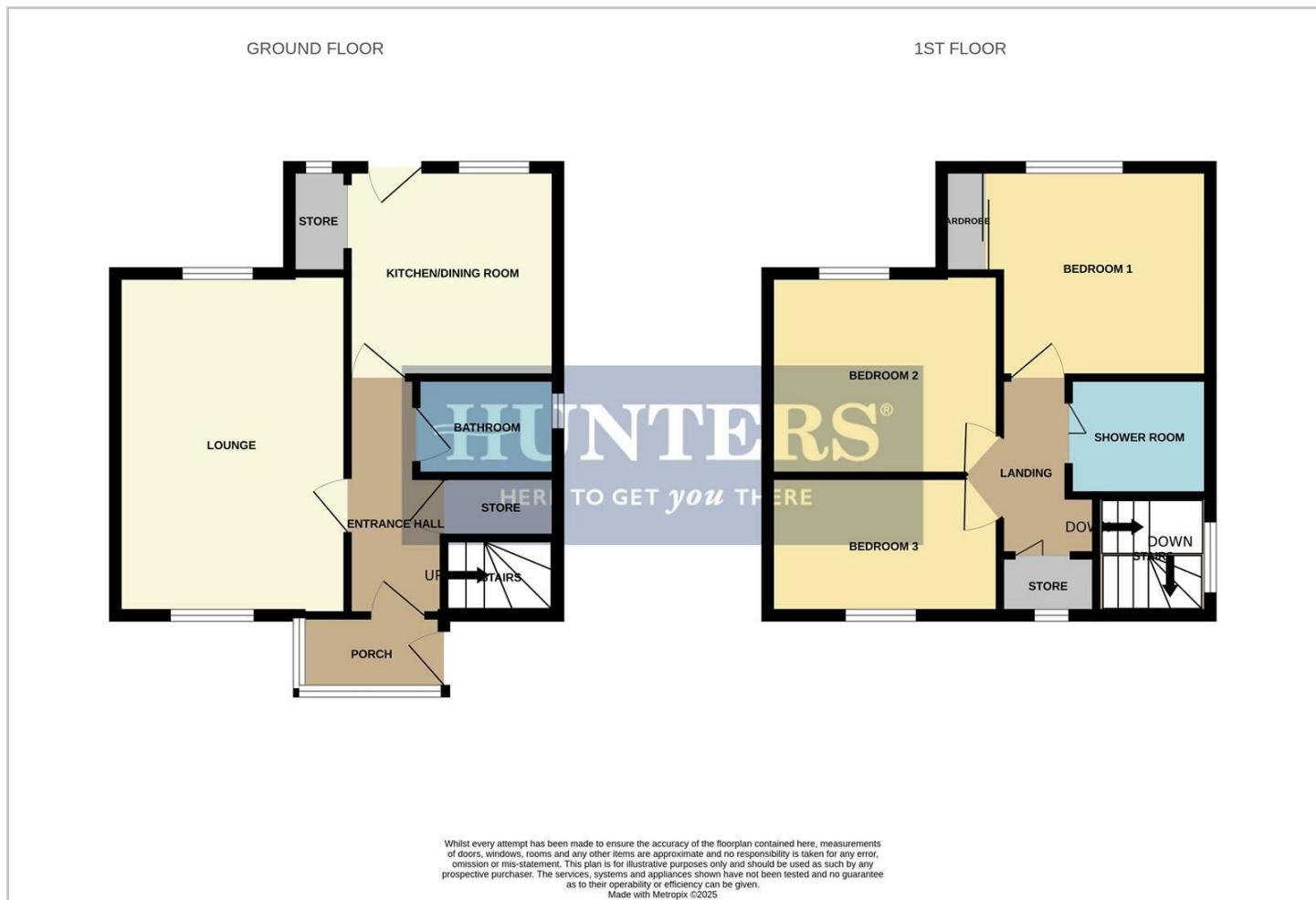
## Hybrid Map



## Terrain Map

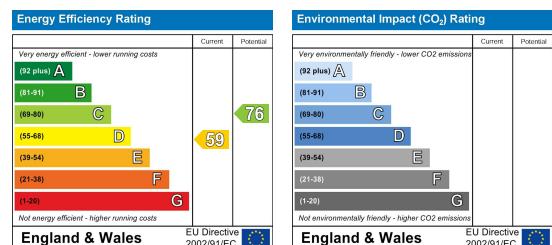


## Floor Plan



## 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.