

# HUNTERS®

HERE TO GET *you* THERE



## James Street

Kinver, Stourbridge, DY7 6ED

£400,000



Council Tax: E





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## Front of the Property

To the front of the property is a dwarf wall with decorative rails surrounding, a gate with a paved path and decorative chipping stones leading to the front door and shared access leading to the rear of the property. Ample street parking opposite the property.

## Open Plan Lounge/ Dining Room

12'0" x 26'1" (3.67 x 7.96)

With a door from the front of the property, two double glazed windows to the front, stairs leading to the first floor, door to further snug area, log burner stove with brick built surround, wooden mantle, original open fire place, wall lights and two central heating radiators.

## Snug Area

10'7" x 10'2" (3.25 x 3.11)

With a door from the open plan lounge/ dining area, a double glazed window to the side, a double glazed door to the side, door to bathroom, an opening to the kitchen, tiled flooring and a central heating radiator.

## Kitchen

14'0" x 11'3" (4.27 x 3.44)

With an opening from the snug area, a fitted kitchen with a range of wall and base units with work surfaces over, Belfast sink, space for a range cooker with extractor fan above, integrated dishwasher, integrated washing machine, integrated dryer, space for American style fridge freezer, double glazed window to the side, tiled flooring, recess spotlights, breakfast bar, double doors leading to conservatory and a central heating radiator.

## Conservatory

11'5" x 10'10" (3.5 x 3.31)

With double doors from the kitchen, central light fan, double glazed double doors leading to the rear, tiled flooring and a central heating radiator.

## Ground Floor Bathroom

With a door from the snug area, claw foot roll top bath with separate shower attachment, separate shower cubical, a WC, wash hand basin, part tiled walls, tiled flooring, extractor fan, cupboard housing the wall mounted boiler, recess spotlights and a central heating radiator.

## Landing

With stairs from the open plan lounge/ dining room, doors to various rooms, double glazed window to the rear, skylight window to the rear, wall lights and a central heating radiator.

### Bedroom One

13'10" x 11'3" (4.23 x 3.43)

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

### Bedroom Two

12'1" x 11'4" (3.69 x 3.46)

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

### Bedroom Three

12'1" x 11'9" (3.7 x 3.6)

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

### Bedroom Four

5'10" x 6'9" (1.8 x 2.08)

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

### Cloakroom

With a door from the landing, a WC, wash hand basin with tiled splashback and a central heating radiator.

### Rear Garden

With double glazed double doors from the conservatory leading to patio area with further lawn area and a garden shed to the rear.

### Cellar

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

Access to the cellar via the hatch in the living/ dining room.





Road Map



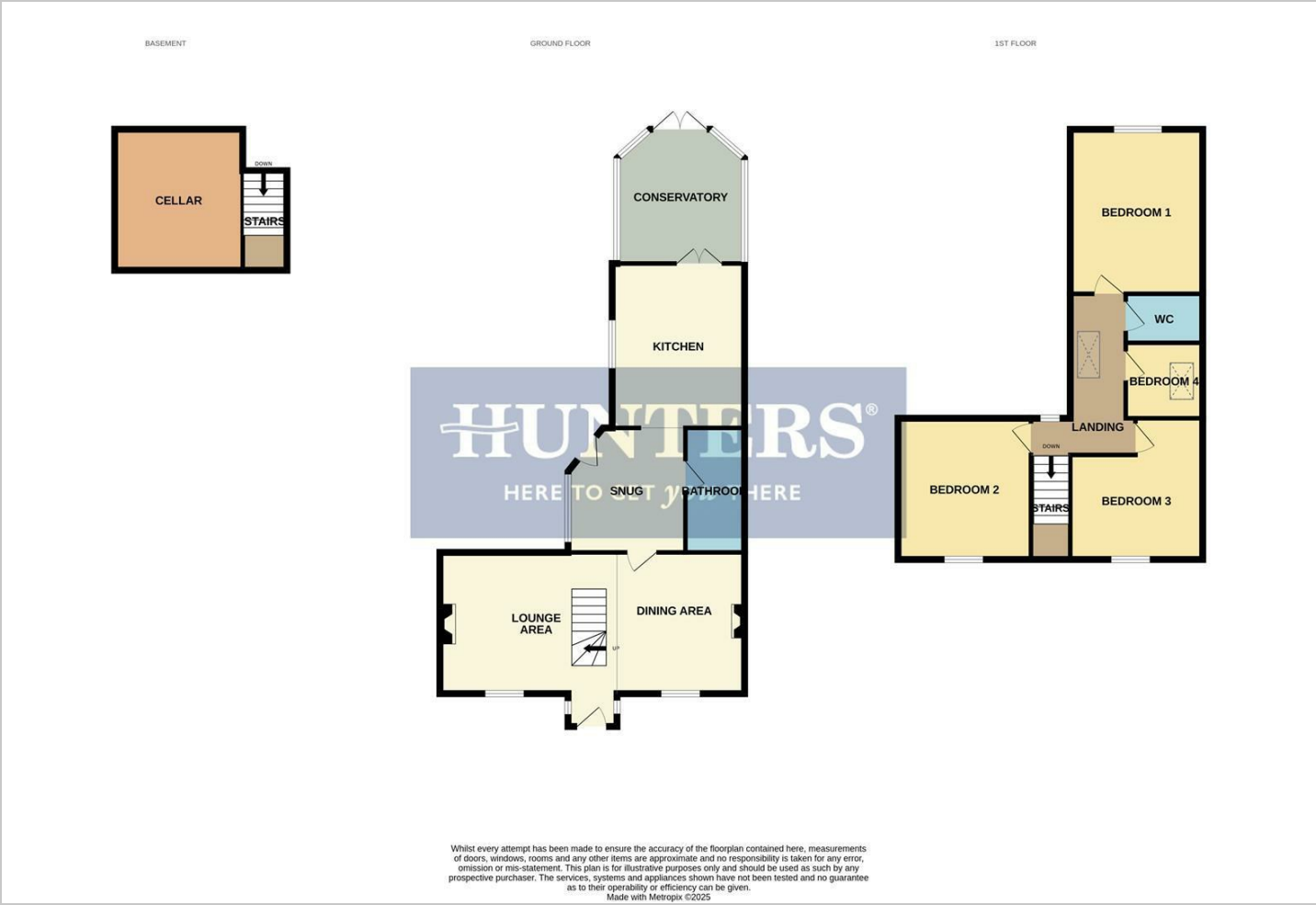
Hybrid Map



Terrain Map

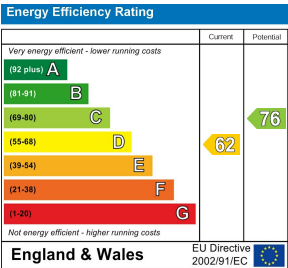


Floor Plan



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.