

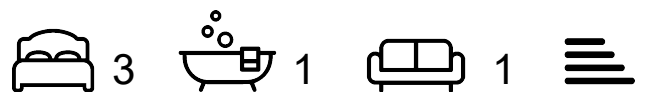
HUNTERS®

HERE TO GET *you* THERE



Bobèche Place

Kingswinford, DY6 7LU



Council Tax: C



Bobèche Place

Kingswinford, DY6 7LU

£245,000



Front of the Property

To the front of the property there is a driveway with electric vehicle charger, access to the side with a gate to the rear garden, further visitor parking and a double glazed door leading to the hall.

Entrance Hall

With a door leading from the front of the property, doors to various rooms, stairs to the first floor landing and a central heating radiator.

WC

With a door leading from the hall, WC, wash hand basin with tiled splash back, extractor fan and a central heating radiator.

Kitchen

10'2" x 7'2" (3.1 x 2.2)

With a door leading from the hall this modern fitted kitchen has a range of wall and base units, work surfaces with matching splash back, integrated electric oven and gas hob with extractor over, one and a half bowl stainless steel sink and drainer, space for a tall fridge/freezer, plumbing for a washing machine, cupboard housing the boiler, double glazed window to the front, tiled flooring and a central heating radiator.

Lounge

14'5" x 14'1" (4.4 x 4.3)

With a door leading from the hall, double glazed doors leading to the rear garden and a central heating radiator.

Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, extractor fan, part tiled walls, double glazed window to the front and a central heating radiator.

Garden

With double glazed doors leading from the lounge to a private rear garden which is mainly lawn, there is also a gate to the side providing access to a useful storage area and to the front of the property.



Pensnett, UK. Aerial view showing Cinder Rd and a location pin. The map is credited to Google, Landsat / Copernicus, Maxar Technologies.

GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2012/27/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2012/27/EC

England & Wales

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com <https://www.hunters.com>