

# 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.



Road Map



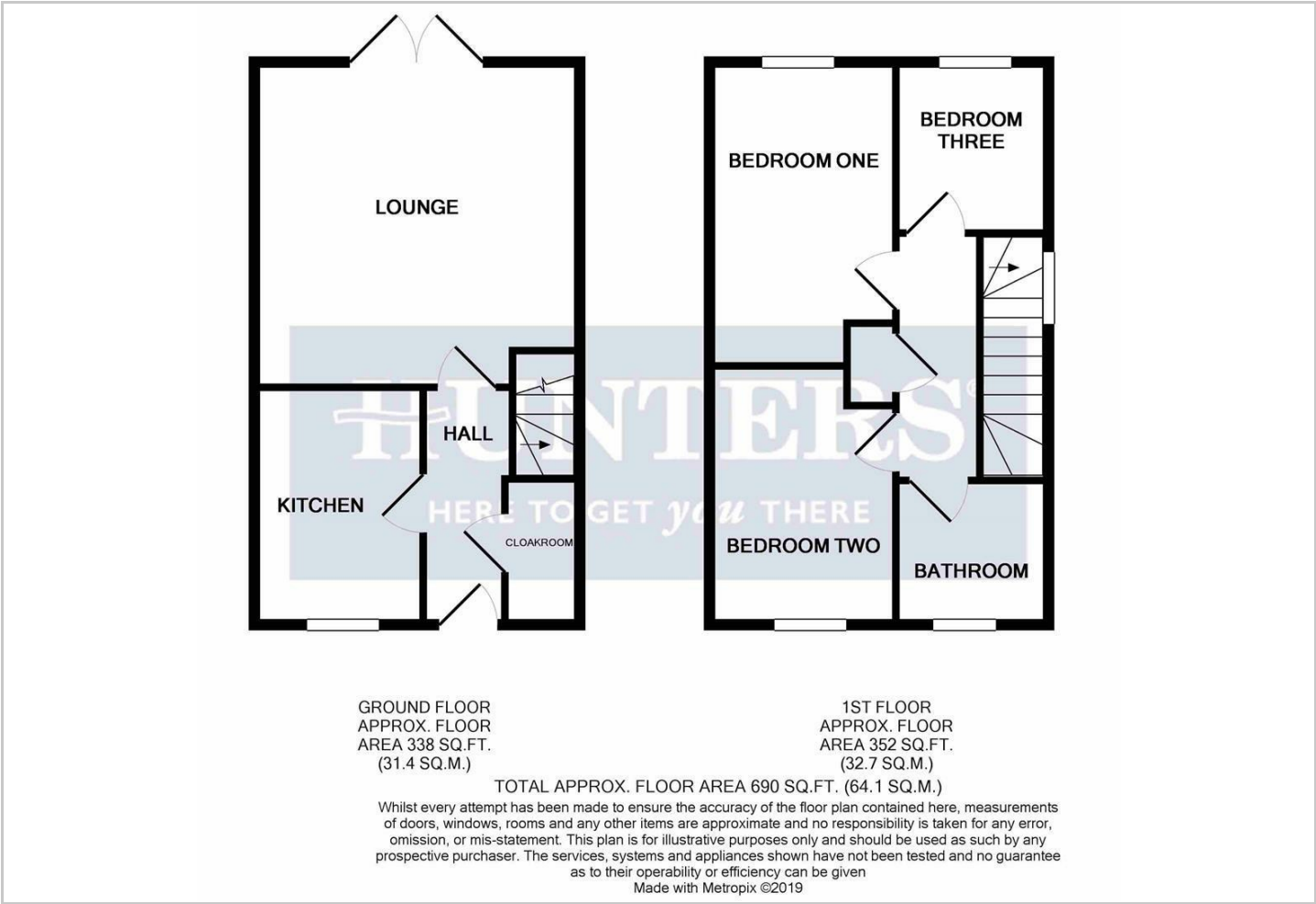
Hybrid Map



Terrain Map

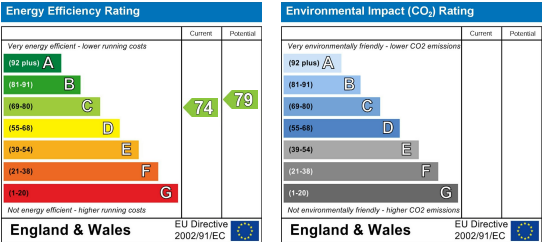


Floor Plan



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.