

# HUNTERS®

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## Wainwright Close

Kingswinford, DY6 0AJ

£425,000



Council Tax: E



# 1 Wainwright Close

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£425,000



## Front of the Property

To the front of the property is a tarmacadam driveway with block paved borders, mature shrubs, gate providing access to the rear garden and car port with door leading to the entrance hall.

## Entrance Hall

12'9" x 5'6" (3.90 x 1.70)

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

## Cloakroom

5'6" x 49'2" (1.70 x 150)

With a door from the entrance hall, WC, wash hand basin, double glazed window to the side, storage cupboard and a central heating radiator.

## Kitchen Dining Room

18'0" x 10'2" (+ bay) (5.50 x 3.10 (+ bay))

With a door from the entrance hall this modern fitted kitchen is fitted with a range of wall and base units, granite work surface over with tiled splashback, gas hob with stainless steel cooker hood above, double electric oven, space for fridge/freezer, integrated microwave, plumbing for washing machine and dishwasher, double glazed window to the front and side, additional double glazed bay window to the front, tiled flooring in the kitchen area, recessed spotlights, under cupboard lighting and a central heating radiator.

## Lounge

18'0" x 12'9" (5.50 x 3.90)

With a door from the entrance hall, a gas fire with decorative surround, double glazed window to the

rear, double glazed doors to the rear leading to the conservatory and two central heating radiators.

## Conservatory

11'1" x 11'1" (3.40 x 3.40)

With double glazed doors from the lounge, tiled flooring, double glazed doors to the side leading to the rear garden and a door leading to the garage.

## Garage

8'2" x 18'0" (2.50 x 5.50)

With an up and over door from the front of the property, a double glazed window to the rear, power and lighting and a door to the conservatory.

## Landing

With stairs from the entrance hall, double glazed window to the side, loft access with ladders and a storage cupboard.

## Bedroom One

10'9" x 9'10" (3.30 x 3.00)

With a door from the first floor landing, a double glazed window to the rear, laminate flooring, fitted wardrobe, door to the en suite and a central heating radiator.

## En Suite

With a door from bedroom one, a WC, wash hand basin, shaving point, part tiled walls, recessed spotlights, double glazed window to the side, shower cubical with shower above and a chrome heated towel rail.

## Bedroom Two

9'10" x 9'6" (3.00 x 2.90)

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

### Bedroom Three

12'5" x 8'6" (3.80 x 2.60)

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

### Bedroom Four

9'10" x 6'6" (3.00 x 2.00)

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

### Bathroom

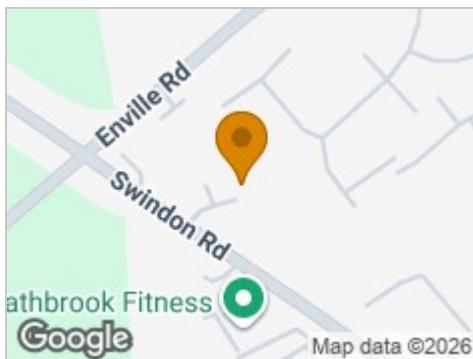
With a door from the entrance hall, a bathtub with shower over, a WC, wash hand basin, fully tiled walls, recessed spotlights, double glazed window to the side and a chrome heated towel rail.

### Garden

With access from the conservatory, this well maintained private rear garden has a patio area with lawn beyond which is bordered with mature shrubs and a gate providing access to the front of the property.



## Road Map



## Hybrid Map



## Terrain Map



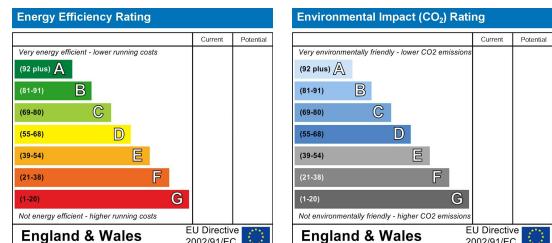
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.