

# HUNTERS®

HERE TO GET *you* THERE



Silva Avenue

Kingswinford, DY6 8PL



Council Tax: C





# Silva Avenue

Kingswinford, DY6 8PL

## Offers In The Region Of £315,000



### Front Of The Property

To the front of the property is a block paved driveway and double glazed composite door leading to the entrance hall.

### Entrance Hall

With a double glazed composite door to front, tiled floor, doors to rooms, recessed spotlights and a column central heating radiator.

### Cloakroom

With a door from the entrance hall, WC, wash hand basin, tiled floor, recessed spotlights and a chrome heated towel rail.

### Lounge

15'5" x 13'1" (4.7 x 4)

With a door from the entrance hall, storage cupboard, double glazed window to front, fitted bookshelves, living flame gas fire with surround and a central heating radiator.

### Sitting/Dining Room

20'8" x 9'10" (6.3 x 3)

With a door from the entrance hall, open to kitchen, stairs to the first floor landing, wooden floor, double glazed doors to rear, cupboard with plumbing for washing machine and two column central heating radiators.

### Kitchen

14'5" x 8'10" (4.4 x 2.7)

Opening from the sitting/dining room this modern kitchen is fitted with a range of wall and base units, work surfaces with matching up stands, integrated dishwasher, five ring gas hob, two electric ovens, one and a half sink and drainer, plinth and under cabinet lighting, cupboard housing boiler, double glazed window to side and tiled floor with underfloor heating.

### Landing

With stairs from the sitting/dining room, recessed spotlights, doors to rooms and loft access with ladders.

### Bedroom One

13'1" x 8'10" (4 x 2.7)

With a door from the landing, double glazed window to rear, fitted wardrobes, bedside cabinets, dressing tables and a column central heating radiator.

### Bedroom Two

12'1" x 6'10" (3.7 x 2.1)

With a door from the landing, double glazed window to rear, fitted wardrobes and cupboards, loft access and a column central heating radiator.

### Bedroom Three

9'10" x 6'6" (3 x 2)

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

### Bedroom Four / Study / Dressing Room

9'10" x 6'2" i( nto wardrobes) (3 x 1.9 i( nto wardrobes))

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

### Shower Room

With a door from the landing this gorgeous modern shower room has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, recessed spotlights, tiled floor and walls, extractor fan and a heated towel rail.

### Garden

With double glazed doors from the sitting/dining room to a private patio with garden shed, steps lead down to a lawn which is bordered with mature shrubs and has a summerhouse.





Road Map



Hybrid Map



Terrain Map

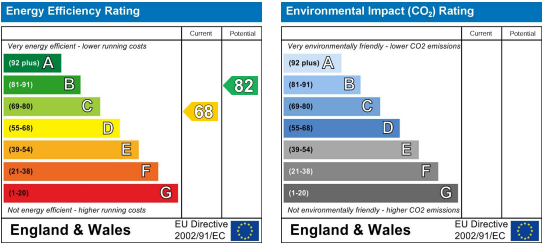


Floor Plan



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.