

HUNTERS®

HERE TO GET *you* THERE



Cot Lane

Kingswinford, DY6 9UB



Council Tax: C



Cot Lane

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£325,000



Front of the Property

To the front of the property is a tarmac driveway with slate border, up and over door to the garage and door to the porch.

Porch

With a double glazed sliding door leading from the front of the property, further double glazed door to the hall and a double glazed window to the side.

Hall

With a double glazed door leading from the porch, stairs to the first floor, door to the lounge and laminate flooring.

Lounge

14'5" x 13'5" (4.4 x 4.1)

With a door leading from the hall, opening to the sitting/dining room, double glazed window to the front and a central heating radiator.

Sitting/Dining Room

16'4" x 9'2" (5 x 2.8)

Opening from the lounge and further opening to the kitchen, useful storage cupboard, door to the utility room, laminate flooring and a central heating radiator.

Kitchen

14'1" x 9'10" (4.3 x 3)

Opening from the sitting/dining room this kitchen is fitted with a range of wall and base units, work surfaces with matching up stands, one and a half bowl sink and drainer, electric oven, microwave oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, heated radiator, double glazed windows to the side and rear and door leading to the rear garden, laminate flooring, recessed spotlights and a glass lantern.

Utility Room

With a door leading from the kitchen, doors to the garage, WC and rear garden, plumbing for a washing machine, space for a dryer, tiled flooring and recessed spotlights.

WC

With a door leading from the utility room, WC, wash hand basin, tiled flooring, double glazed window to the rear and recessed spotlights.

Garage

17'4" x 7'6" (5.3 x 2.3)

With an up and over door leading from the front of the property, door to the utility room, power and lighting.

Landing

With stairs leading from the hall, double glazed window to the side, doors to rooms, airing cupboard, loft access with ladders, laminate flooring and a central heating radiator.

Tel: 01384 443331

Bedroom One

12'1" x 9'10" (3.7 x 3)

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

Bedroom Two

11'1" x 8'10" (3.4 x 2.7)

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

Bedroom Three

7'10" x 7'2" (2.4 x 2.2)

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

Bathroom

With a door leading from the landing, bath with waterfall shower head and separate shower attachment, WC, wash hand basin, chrome heated towel rail, double glazed window to the rear and recessed spotlights.

Loft Space

16'4" x 9'2" (5 x 2.8)

With access via ladders from the landing, skylight window to the rear, recessed spotlights and eaves storage.

Garden

With access from the kitchen to a patio area with artificial lawn beyond, barked play area, shrub borders and a door leading to the utility room.



Road Map



Hybrid Map



Terrain Map

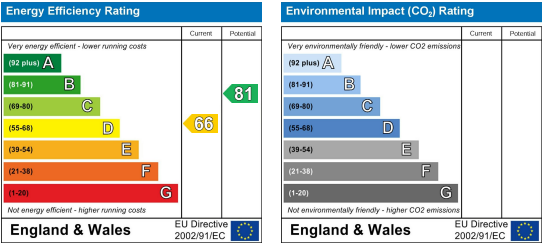


Floor Plan



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.