HUNTERS®

HERE TO GET *you* THERE

Rose Avenue

Kingswinford, DY6 8LE

By Auction £140,000

3 1 2

Council Tax: C

9 Rose Avenue

Kingswinford, DY6 8LE

By Auction £140,000

Front of the Property
With a tarmacadam driveway to side, lawn with mature shrub borders, double glazed door to porch and side, outdoor tap and door to garage.

Porch
6'1" x 5'6" (1.86 x 1.7)
With a double glazed door to front, double glazed window to front and side, door to lounge and sliding door to kitchen.

Kitchen
7'9" x 7'3" (2.38 x 2.23)
With a sliding door from the porch, range of fitted wall and base units, worksurfaces over and tiled splash back, plumbing for washing machine and dishwasher, space for tall fridge freezer, integrated double oven, stainless steel sink and drainer, gas hob above, double glazed door and window to side.

Lounge
19'9" into bay x 11'6" (6.02 into bay x 3.53)
With a door leading from the porch, double glazed bay window to front, gas fire with decorative surround, door to rear hall and sitting room and a central heating radiator.

Rear Hall
With a door leading from the lounge, storage cupboard and a door leading to the shower room.

Bedroom One
16'0" x 9'1" (4.89 x 2.78)
With a door leading from the shower room and sitting room, double glazed sliding door to garden and a central heating radiator.

Shower Room
13'3" max x 9'0" (4.04 max x 2.75)
With a door leading from the rear hall, WC and wash hand basin set into vanity unit, tiled floor and part tiled walls, walk in shower cubicle, door to bedroom one, double glazed window to side, extractor fan and a chrome heated towel rail.

Sitting Room
22'7" x 10'2" (6.90 x 3.11)
With a door leading from the lounge, stairs leading to the first floor landing, door to bedroom one, double glazed sliding door to garden, double glazed window to side, electric fire and two central heating radiators.

Landing
With stairs leading from the sitting room, doors leading to bedroom two and three.

Bedroom Two
13'0" x 9'1" (3.97 x 2.78)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Three
12'11" x 8'1" (3.96 x 2.48)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Garden
With a double glazed sliding door leading from the bedroom and sitting room, patio area, decorative chipping stones and a door leading to the garage.

Garage
16'7" x 7'7" (5.07 x 2.32)

With a garage door to front, power and light, wall mounted boiler and a double glazed door to garden.

Road Map

Hybrid Map

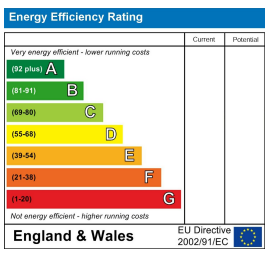
Terrain Map

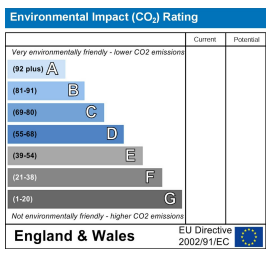
Floor Plan

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.

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