

# HUNTERS<sup>®</sup>

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**Granville Drive**  
Kingswinford, DY6 8LH



Council Tax: C



# Granville Drive

Kingswinford, DY6 8LH

£260,000



## Front of the Property

To the front of the property is a tarmac driveway with front lawn, gated access to the rear garden and a door to the entrance hall.

## Entrance Hall

With a door leading from the front of the property, open to the kitchen and lounge, stairs to the first floor and a central heating radiator.

## Lounge

11'5" x 10'9" (3.5 x 3.3)

Opening from the hall and a further opening to the dining area, double glazed window to the front, laminate flooring and a central heating radiator.

## Dining Area

8'6" x 8'6" (2.6 x 2.6)

Opening from the lounge, double glazed patio doors leading to the garden, laminate flooring and a central heating radiator.

## Kitchen

9'10" x 8'10" (3 x 2.7)

Opening from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, space for a fridge/freezer, integrated electric oven and gas hob with stainless steel cooker hood above, plumbing for a washing machine and dishwasher, storage cupboard with double glazed window to the side, recessed spotlights, double glazed door to the side, double glazed window to the rear and a central heating radiator.

## Landing

With stairs leading from the first floor, airing cupboard with boiler, doors to various rooms and a double glazed window to the side.

## Bedroom One

10'9" x 10'9" (3.3 x 3.3)

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

## Bedroom Two

9'10" x 9'6" (3 x 2.9)

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

### Bedroom Three

6'10" x 5'10" (2.1 x 1.8)

With an opening from the landing, double glazed window to the rear and a central heating radiator.

### Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with waterfall shower head and separate shower attachment, WC, wash hand basin, chrome heated towel rail, tiled walls and flooring, double glazed window to the side and rear and recessed spotlights.

### Garden

With access from the kitchen and dining area this spacious private rear garden has a decked area with artificial lawn beyond and borders, garden shed with chipping stones and gated side access.



### Road Map



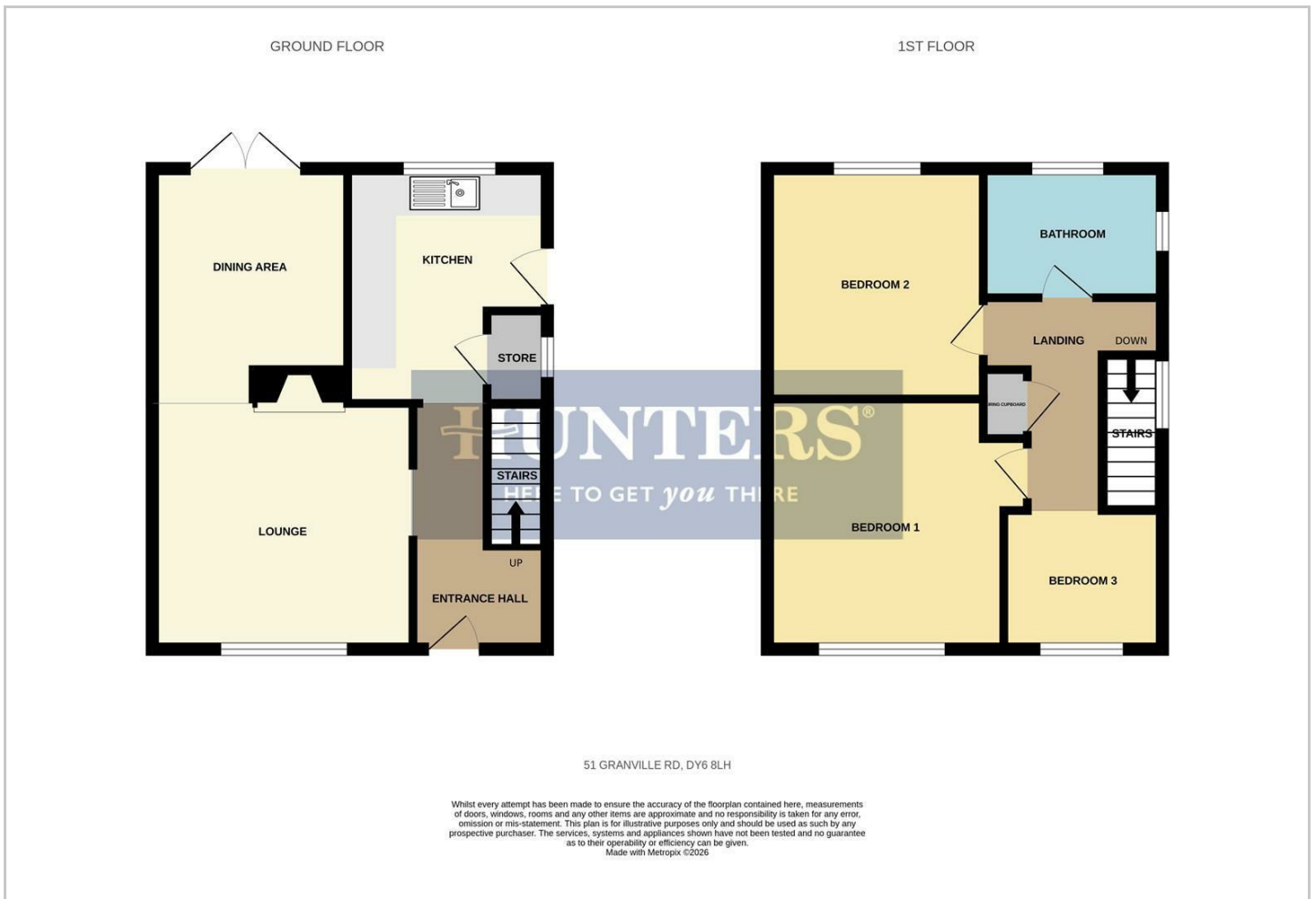
### Hybrid Map



### Terrain Map

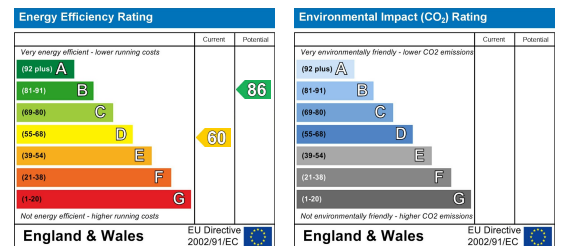


### Floor Plan



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.