

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Laburnum Close

Kinver, Stourbridge, DY7 6BJ

£395,000



Council Tax: D



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## Front of the Property

To the front of the property is a large block paved driveway and planter to the side with chipping stones and shrubs.

## Entrance Hall

With a door from the front, double glazed window to the side, doors leading to various rooms, loft access, recessed spotlights and a central heating radiator.

## Lounge

14'5" x 10'10" (4.41 x 3.32)

With a door from the entrance hall, feature fire place with wooden mantle, double glazed French doors to the rear and a central heating radiator.

## Kitchen Dining Room

11'1" x 10'9" (3.40 x 3.30)

With a door from the entrance hall, a modern fitted kitchen with a range of wall and base units, solid oak work surface over with matching upstands, one and a half inset sink, space for range cooker, space for American style fridge/freezer, integrated dishwasher, breakfast bar, space for dining, double glazed lantern window and two further double glazed windows to the side, double glazed French doors to the rear, door leading to WC and utility room, tiled flooring and two central heating radiators.

## Shower Room

7'6" x 3'3" (2.30 x 1.00)

With a door from the kitchen dining room, modern shower cubical, WC, wash hand basin set into vanity, part tiled walls, tiled flooring, recessed spotlights, extractor fan and a chrome heated towel rail.

## Utility Room

4'9" x 7'7" (1.47 x 2.32)

With a door from the kitchen dining room, fitted base units with inset stainless steel sink, plumbing for washing machine, space for tumble dryer, recessed spotlights, tiled flooring, door leading to bedroom three/study, door leading to the garage and a recessed spotlights.

## Bedroom Three/ Study

9'1" x 7'6" (2.77 x 2.31)

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

### Bedroom One

10'7" x 10'9" (3.25 x 3.30)

With a door from the entrance hall, fitted wardrobes with secret door leading to the en suite, double glazed window to the front and a central heating radiator.

### En Suite

4'9" x 7'9" (1.46 x 2.37)

With a door from bedroom one, bathtub with shower over, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to the side, recessed spotlights and a central heating radiator.

### Bedroom Two

9'10" x 10'6" (3.00 x 3.22)

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

### Garage/ Store

8'6" x 8'3" (2.60 x 2.53)

With an electric garage door from the front of the property, power and lighting, and a door leading to the utility room.

### Garden

With double glazed French doors from the lounge and kitchen dining room, paved patio seating area, tiered with sleeper steps laid with chipping stone gravel, garden shed, outdoor lighting and outside tap.



## Road Map



## Hybrid Map



## Terrain Map

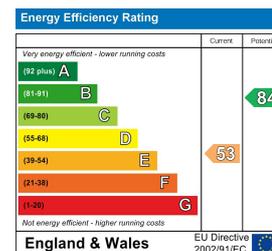


## Floor Plan



## 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.