

# HUNTERS®

HERE TO GET *you* THERE



Digby Road  
Kingswinford, DY6 7RP

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Council Tax: C



# Digby Road

Kingswinford, DY6 7RP

£275,000



## Front of the Property

To the front of the property is a block paved driveway, double glazed door to the entrance hall and gated side access.

## Entrance Hall

With a double glazed door leading from the front, stairs to the first floor, doors to the lounge and WC and a central heating radiator.

## WC

With a door leading from the hall, WC, wash hand basin and a double glazed window to the side.

## Lounge Dining Room

25'7" x 10'2" (7.8 x 3.1)

With a door leading from the entrance hall, double glazed window to the front, gas fire with surround, open to the kitchen, double glazed sliding door to the conservatory and two central heating radiators.

## Kitchen

10'9" x 7'2" (3.3 x 2.2)

Opening from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, electric oven and gas hob with stainless steel cooker hood above, integrated fridge, freezer, washing machine, dishwasher and microwave, double glazed door to the side, double glazed window to the rear, recessed spotlights and a one and half sink and drainer.

## Conservatory

14'1" x 8'6" (4.3 x 2.6)

With a door leading from the dining area, double glazed sliding door to the garden, laminate flooring, double glazed windows to the side and rear.

## Landing

With stairs from the hall, stairs to the second floor, doors to rooms, double glazed window to the side and cupboard with boiler.

## Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

With a door leading from the landing, two double glazed windows to the front, built in wardrobe and a central heating radiator.

### Bedroom Three

11'9" x 8'10" (3.6 x 2.7)

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

### Bedroom Four

6'2" x 6'2" (1.9 x 1.9)

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

### Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, chrome heated towel rail, double glazed window to the rear, recessed spotlights, tiled walls and flooring.

### Master Bedroom

With stairs leading from the landing, door to the en suite, double glazed window to the rear, skylight window, eaves storage and a central heating radiator.

### En Suite

With a door leading from the bedroom, shower cubicle, WC, wash hand basin, double glazed window to the rear, chrome heated towel rail, tiled walls and flooring.

### Garden

With access from the conservatory this private rear garden has a lawn with shrub borders, door to the garage and gated side access.

### Garage

16'4" x 7'10" (5 x 2.4)

With an up and over door from the rear of the property, power, lighting and a door to the garden.



## Road Map



## Hybrid Map



## Terrain Map

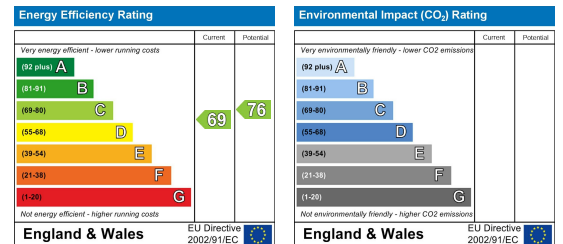


## Floor Plan



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.