

# HUNTERS®

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## Wolverhampton Road

Kingswinford, DY6 7HY

Offers In The Region Of £270,000



Council Tax: C



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## Front of the Property

With a private road off Wolverhampton Road, to the front of the property is a chipping stone driveway, lawn bank to the side and gated side access.

## Entrance Hall

With a double glazed door to the front, storage cupboard, door leading to various rooms, stairs leading to first floor, recessed spotlights and a central heating radiator.

## Bedroom Three/ Study

With a door from the entrance hall, double glazed window to the front, door leading to utility room and conservatory, and a central heating radiator.

## Conservatory

13'5" x 8'8" (4.10 x 2.65)

With a door from bedroom three/study, double glazed window to the side and rear, double glazed French doors leading to the rear garden and an electric heater.

## Utility Room

5'7" x 4'2" (1.72 x 1.28)

With a door from bedroom three/study and the bathroom, plumbing for a washing machine, recessed spotlights and part tiled walls.

## Bathroom

7'8" x 7'0" (2.34 x 2.15)

With a door from the entrance hall and utility room, fully tiled walls and flooring, WC, wash hand basin, bathtub, double glazed window to the rear, recessed spotlights and a chrome heated towel rail.

## Living Room

16'0" x 11'9" (4.90 x 3.60)

With stairs from the entrance hall, double glazed window to the front, double glazed window to the front, feature fireplace, recessed spotlights, door to the kitchen/dining room, stairs leading to the second floor landing and a central heating radiator.

## Kitchen/ Dining Room

16'0" x 7'10" (4.90 x 2.40)

With a door from the living room, two double glazed windows to the rear, fitted kitchen with a range of wall and base units, worksurface over with matching upstands, space for range cooker, cooker hood above, Belfast sink, plumbing for dishwasher, space for dining table, recessed spotlights and a central heating radiator.

Tel: 01384 443331

## Landing

With stairs from the living room, double glazed window to the rear, doors leading to various rooms and an airing cupboard housing the wall mounted boiler.

## Bedroom One

11'2" x 9'8" (3.42 x 2.96)

With a door from the second floor landing, double glazed window to the rear, loft access and a central heating radiator.

## Bedroom Two

9'7" x 8'5" (2.94 x 2.58)

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

## Shower Room

With a door from the second floor landing, P-shaped bathtub with waterfall shower over, WC, wash hand basin, double glazed window to the rear, recessed spotlights and a chrome heated towel rail.

## Garden

With double glazed French doors from the conservatory, decorative chipping stone, steps up to seating area with lawn beyond, mature trees and shrubbed borders and gated side access.

## Garage

With an up and over garage door to the front, power and lighting, door leading to the rear garden and an EV charging point.



### Road Map



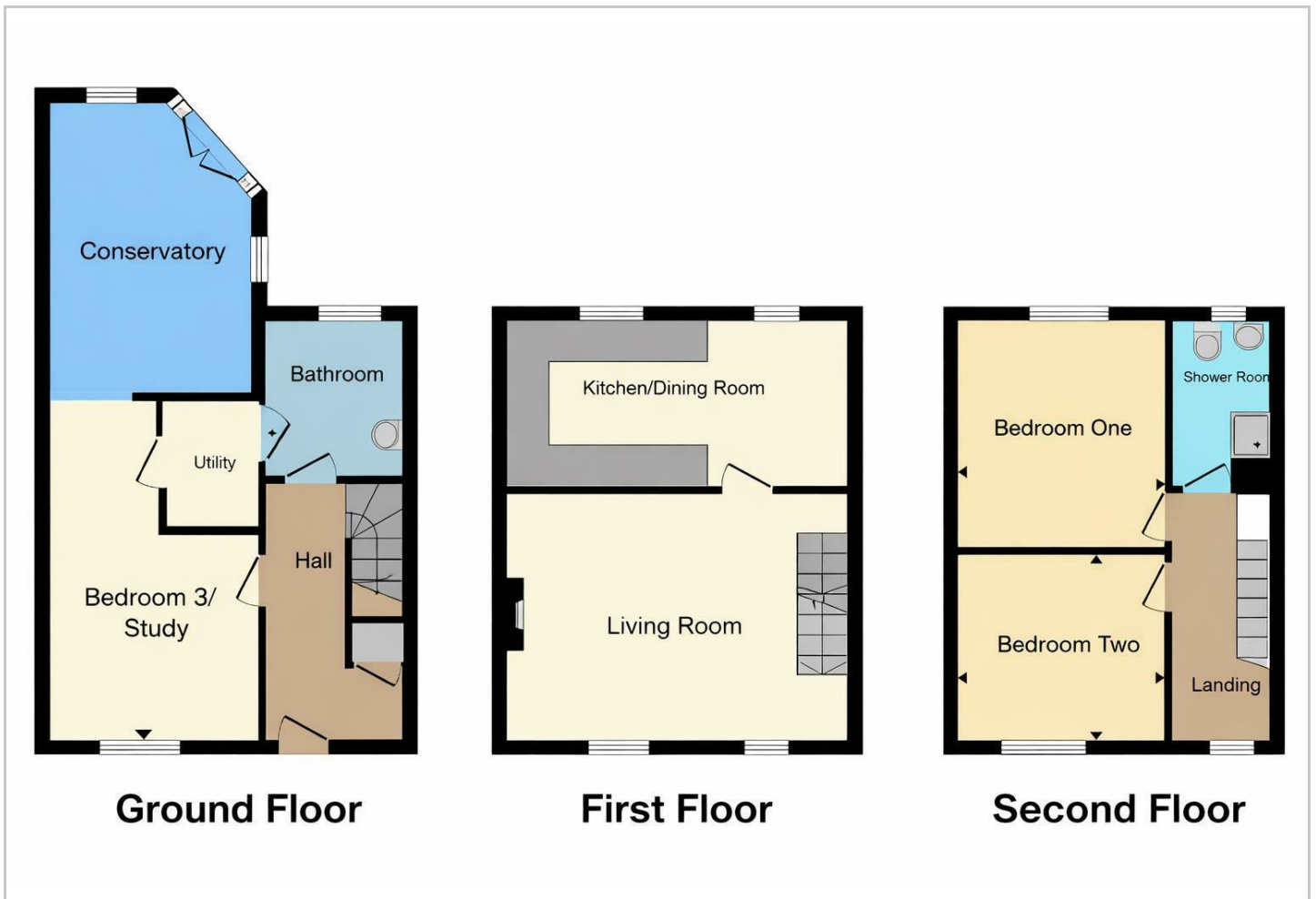
### Hybrid Map



### Terrain Map

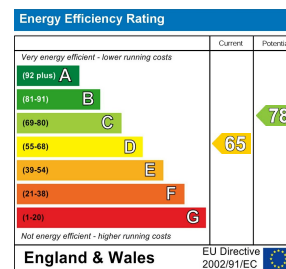


### Floor Plan



### 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.