

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burrows Road

Kingswinford, DY6 8LU

£260,000



# 28 Burrows Road

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## Front of the Property

With a block paved driveway to front, decorative chipping stones, double glazed door to front and side, up and over door to garage.

## Entrance Hall

With a double glazed door and window to front, storage cupboard, door to WC and lounge dining room, stairs leading to first floor landing and a central heating radiator.

## Lounge / Dining Room

15'11" max x 18'11" max (4.87 max x 5.79 max)

With a door leading from the entrance hall, gas fire with decorative surround, opening to dining area, double glazed french doors to garden, double glazed window to rear, sliding door to kitchen and a central heating radiator.

## Kitchen

10'10" x 7'10" (3.31 x 2.41)

With a double glazed door to side, range of fitted wall and base units with worksurfaces over, space for oven, stainless steel sink and drainer, plumbing for washing machine or dishwasher, storage cupboard, double glazed window to side and a central heating radiator.

## WC

With a door leading from the entrance hall, WC with wash hand basin above.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, double glazed window to side and a central heating radiator.

## Bedroom One

12'3" x 9'10" (3.75 x 3.01)

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

## Bedroom Two

10'5" x 9'11" (3.18 x 3.04)

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

### Bedroom Three

7'11" x 8'9" (2.43 x 2.68)

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

### Shower Room

7'9" x 5'3" (2.37 x 1.62)

With a door leading from the landing, WC and wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower over, double glazed window to side, recessed spotlights extractor fan and a central heating radiator.

### Garden

With doors leading from the garage and lounge, decked seating area, decorative chipping stones, path leading to lawn beyond and garden shed.

### Garage

17'10" x 8'2" (5.46 x 2.51)

With an up and over door to front, double glazed window to rear, double glazed door to garden, power and light.



## Road Map



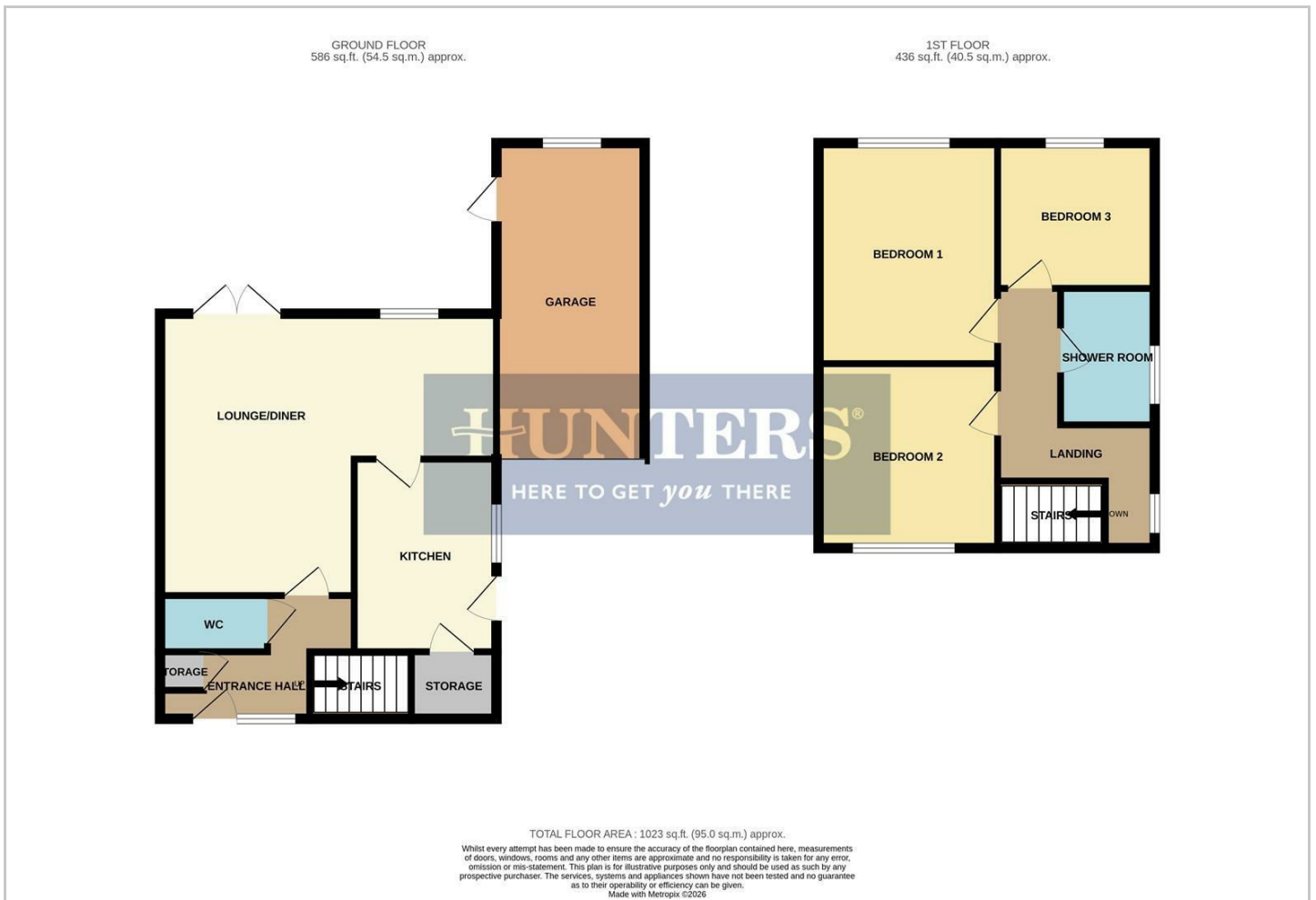
## Hybrid Map



## Terrain Map



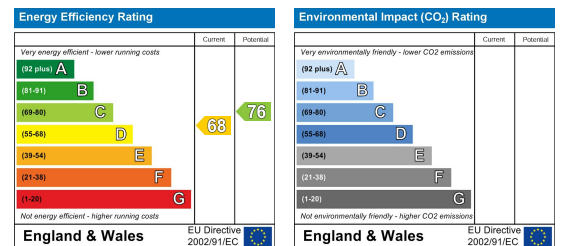
## Floor Plan



## 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.