

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fairfield Drive

Kinver, Stourbridge, DY7 6EW

£300,000



Council Tax: C



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## Front of the Property

To the front of the property is a tarmac driveway leading to an up and over garage door, and a lawned front garden with mature shrubs.

## Entrance Hall

With a door from the front of the property, doors leading to various rooms, airing cupboard housing water tank and a central heating radiator.

## Lounge

12'9" x 9'8" (3.90 x 2.96)

With a door from the entrance hall, electric wall mounted fire, a patio door leading to the conservatory and a central heating radiator.

## Conservatory

7'11" x 7'8" (2.43 x 2.34)

With a patio door from the lounge, a double glazed patio door leading to the rear and wall lights.

## Sitting Room

10'8" x 9'8" (3.27 x 2.95)

With a door from the entrance hall, stairs leading to the first floor, a double glazed window to the front and a central heating radiator.

## Bedroom Two

8'10" x 9'10" (2.70 x 3.00)

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

## Kitchen

10'2" x 8'7" (3.10 x 2.64)

With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, stainless steel sink and drainer, integrated oven, gas hob with extractor fan over, plumbing for a washing machine, space for a fridge freezer, cupboard housing the wall mounted boiler, double glazed window to the rear, door to the side and a central heating radiator.

### Shower Room

6'2" x 5'7" (1.90 x 1.71)

With a door from the entrance hall, shower cubicle, WC, wash hand basin set into a vanity unit, part tiled walls, tiled flooring, double glazed window to the side, recessed spotlights, extractor fan and a chrome heated towel rail.

### First Floor/Bedroom One

13'5" x 13'4" (4.10 x 4.08)

With stairs from the sitting room, a door to the eaves storage, double glazed window to the rear and side, and a central heating radiator.

### Garden

With double glazed patio doors from the conservatory leading to a patio seating area, steps leading to the lawn and shrubbed borders.

### Garage

17'2" x 8'2" (5.25 x 2.50)

With an up and over garage door to the front, a double glazed window to the rear and a door leading to the side entry.



## Road Map



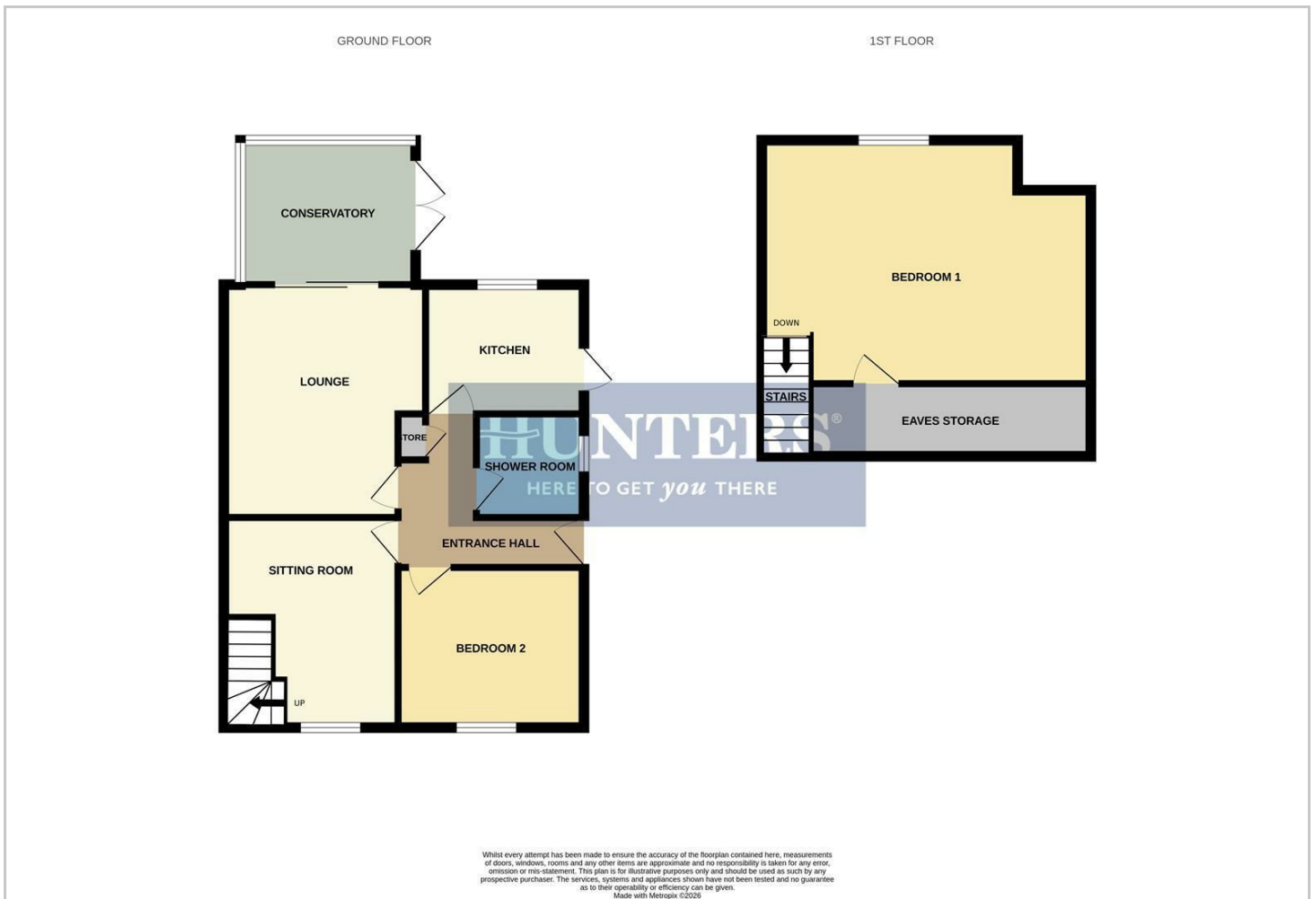
## Hybrid Map



## Terrain Map

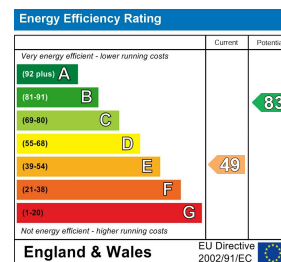


## Floor Plan



## 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.