

# HUNTERS®

HERE TO GET *you* THERE



## New Street

Wall Heath, Kingswinford, DY6 9AH

£290,000



Council Tax: C



# 30 New Street

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£290,000



## Front of the Property

To the front of the property there is a block paved driveway with shrub border to the front, up and over door leading to the garage and a double glazed door leading to the entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors leading to the lounge dining room and kitchen, stairs leading to the first floor and a central heating radiator.

## Lounge Dining Room

10'11" x 24'5" (3.33 x 7.44)

With a door leading from the entrance hall, double glazed patio doors leading to the rear garden, electric fire, double glazed window to the front and two central heating radiators.

## Kitchen

6'7" x 10'10" (2.01 x 3.3)

With a door leading from the entrance hall this modern re fitted kitchen has a range of high gloss, soft close wall and base units, work surfaces with matching up stands, stainless steel sink and drainer, integrated fridge, freezer and dishwasher, electric oven and hob with stainless steel cooker hood over, plinth spotlights, tiled flooring, door leading to the sitting room, useful storage pantry and a double glazed window to the rear.

## Sitting Room

7'5" x 14'8" (2.26 x 4.47)

With a door leading from the kitchen, double glazed patio doors leading to the rear garden, door leading to the garage and a central heating radiator.

## Landing

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

## Bedroom One

10'3" x 12'2" (3.12 x 3.71)

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

## Bedroom Two

9'10" x 11'9" (3 x 3.58)

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

## Bedroom Three

7'1" x 7'7" (2.16 x 2.31)

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 this modern re fitted bathroom has a P-shaped bath with drench head shower over and a separate shower attachment, wash hand basin set into vanity unit, WC, chrome heated towel rail, tiled flooring, part tiled walls, recessed spotlights, cupboard housing the boiler and a double glazed window to the rear.

## Garage

7'7" x 12'10" (2.31 x 3.91)

With an up and over door leading from the front of the property, door leading to the sitting room, plumbing for a washing machine, power and lighting.

## Garden

With access via the lounge dining room and sitting

room this private rear garden has a gravelled area with shrub borders, path leading to an artificial lawn with a further gravelled/patio area to the rear of the garden which is bordered with mature shrubs.



Road Map



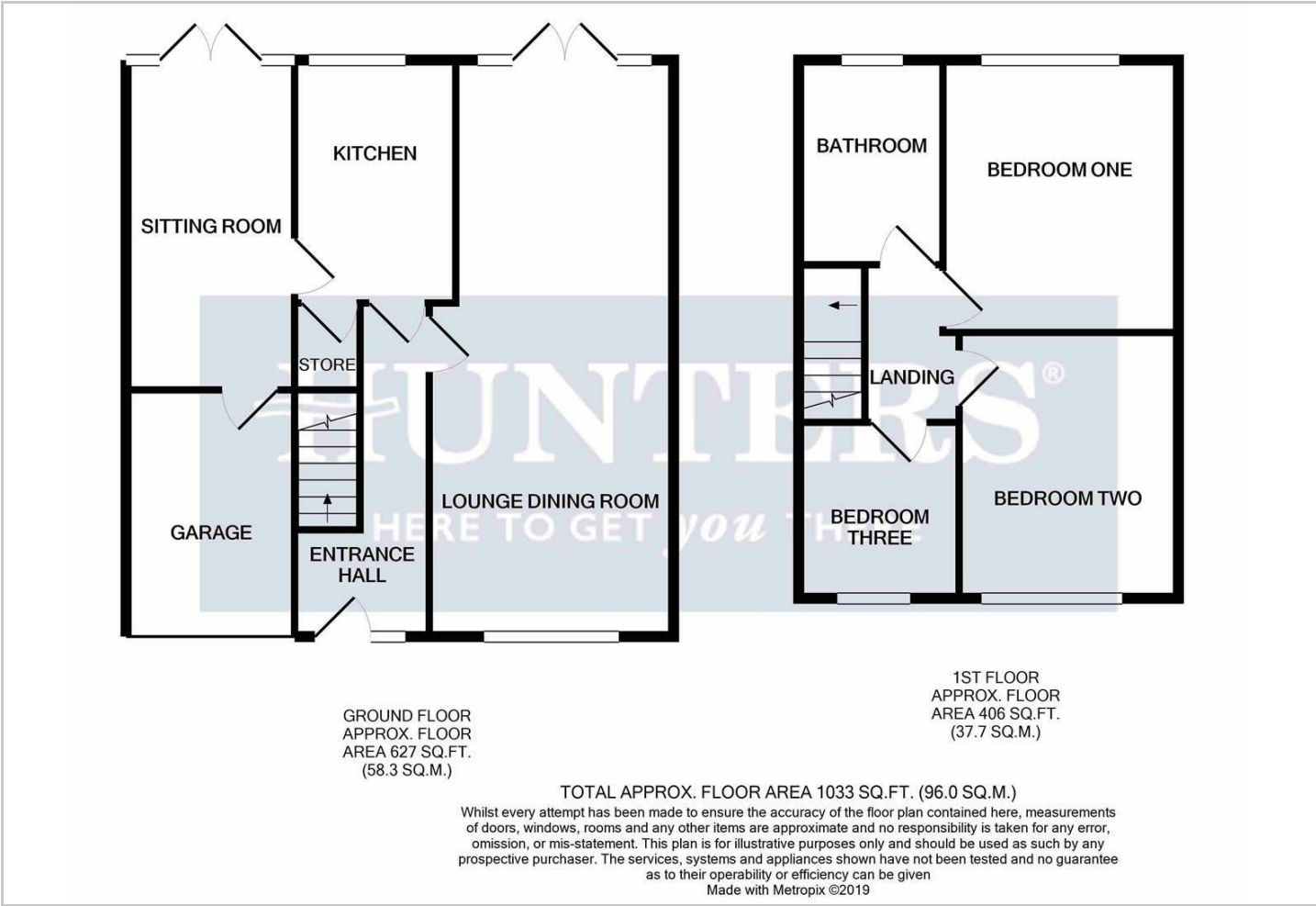
Hybrid Map



Terrain Map



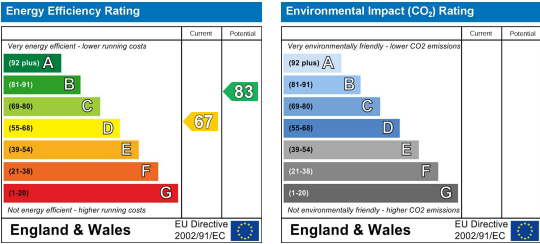
Floor Plan



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.