

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ranleigh Avenue

Kingswinford, DY6 8PY



Council Tax: C



# Ranleigh Avenue

Kingswinford, DY6 8PY

£300,000



## Front of the Property

To the front of the property is a paved driveway with lawn and shrubs to the side, gated side access, door leading to the hall and electric up and over garage door.

## Hall

13'5" x 5'10" (4.10 x 1.80)

With a double glazed door to the side, doors to rooms, cupboard with boiler and a central heating radiator.

## WC

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

## Bedroom One

10'5" x 9'10" (3.20 x 3.00)

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

## Bedroom Two

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

With a door leading from the hall, loft access with ladders, double glazed window to the rear, and a central heating radiator.

## Bathroom

6'10" x 5'6" (2.10 x 1.70)

With a door leading from the hall, bath with shower over, WC, wash hand basin, tiled walls, double glazed window to the side and a central heating radiator.

## Kitchen

9'10" x 7'6" (3.00 x 2.30)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surface and tiled splashback, sink and drainer, integrated fridge freezer, space for a cooker, plumbing for a washing machine and a double glazed window and door leading to the side.

## Lounge Dining Room

20'11" x 16'0" (6.40 x 4.90)

With a door leading from the hall, gas fire with decorative surround, two double glazed windows to the front and one to the side and two central heating radiators.

## Garage

16'8" x 8'2" (5.10 x 2.50)

With electric door up and over door, power and lighting, door and window to the rear.

## Garden

This private rear garden has a patio area with lawn beyond which is bordered with shrubs, gated side access and a door leading to the garage.



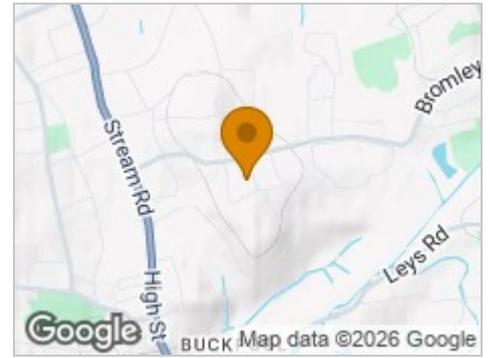
## Road Map



## Hybrid Map



## Terrain Map

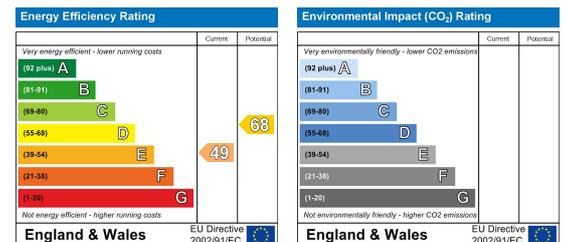


## Floor Plan



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.