

HUNTERS[®]

HERE TO GET *you* THERE



Essex Avenue

Kingswinford, DY6 9RH

£350,000



40 Essex Avenue

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Front of the Property

With a block paved driveway to front, decorative chipping stones, mature shrub borders, up and over door to garage, gated side access and double glazed doors to porch.

Porch

With double glazed doors to front, tiled floor and double doors to entrance hall.

Entrance Hall

With double doors leading from the porch, doors leading to various rooms, storage cupboard, loft access and a central heating radiator.

Lounge

10'7" x 15'9" (3.24 x 4.81)

With a door leading from the entrance hall, double glazed bay window to front, gas fire with decorative surround, door leading to bedroom one and a central heating radiator.

Kitchen

9'10" x 13'11" (3.00 x 4.25)

With a door leading from the entrance hall, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated oven with electric hob and extractor fan above, one and a half bowl stainless steel sink and drainer, space for fridge freezer, integrated dishwasher and washing machine, door to rear hall, double glazed window to rear and a central heating radiator.

Bedroom One

12'11" x 9'11" (3.94 x 3.03)

With a door leading from the entrance hall, door to en suite, double glazed window to front, storage cupboard and a central heating radiator.

En Suite

3'6" x 7'4" (1.07 x 2.24)

With a door leading from bedroom one, tiled walls and floor, WC, wash hand basin, walk in shower cubicle, extractor fan, recessed spotlights and a central heating radiator.

Bedroom Two

12'0" x 10'11" (3.66 x 3.34)

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

Dining Room / Bedroom Three

9'4" x 10'11" (2.86 x 3.35)

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

Bathroom

5'6" x 7'4" (1.68 x 2.25)

With a door leading from the entrance hall, part tiled walls, WC, corner bath with shower over, wash hand basin, recessed spotlights, double glazed window to rear and a central heating radiator.

Conservatory

9'11" x 9'11" (3.04 x 3.03)

With a double glazed door leading from the dining room / bedroom three, double glazed windows to side and rear, double glazed door to garden and a central heating radiator.

Rear Hall

With a door leading from the kitchen, wall mounted boiler, double glazed door to garden and door to garage.

Garage

21'2" x 9'8" (6.47 x 2.95)

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

Garden

With doors leading from the conservatory, rear hall and garage, patio area, mature shrub borders, outdoor tap, garden shed, green house and gated side access.



