HUNTERS®

HERE TO GET *you* THERE



Essex Avenue

Kingswinford, DY6 9RH

£340,000

2 2 2 D





40 Essex Avenue

Kingswinford, DY6 9RH

£340,000





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.









Road Map



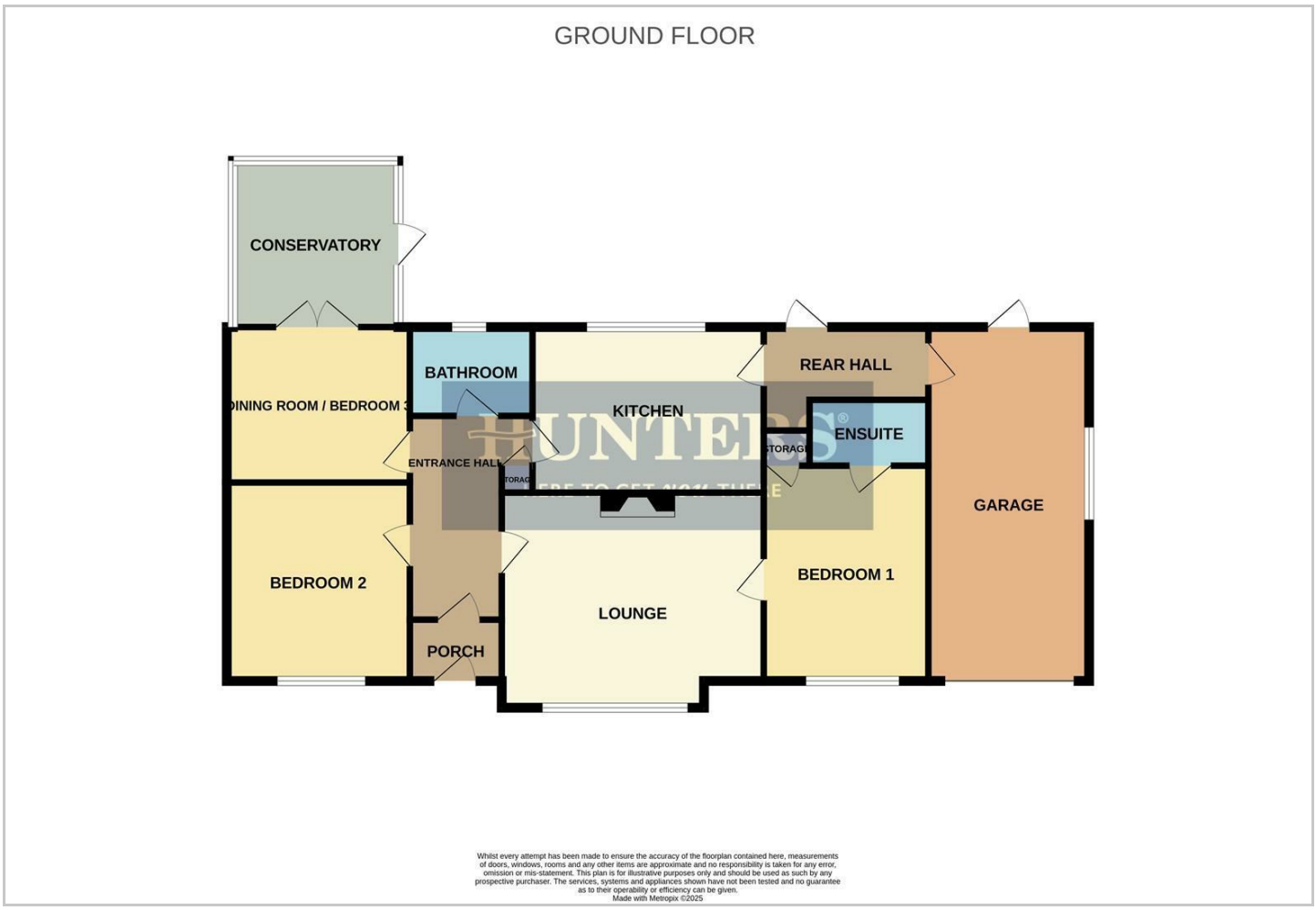
Hybrid Map



Terrain Map



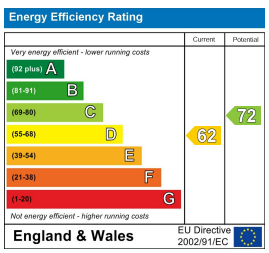
Floor Plan

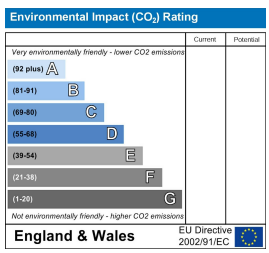


Viewing

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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com