

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

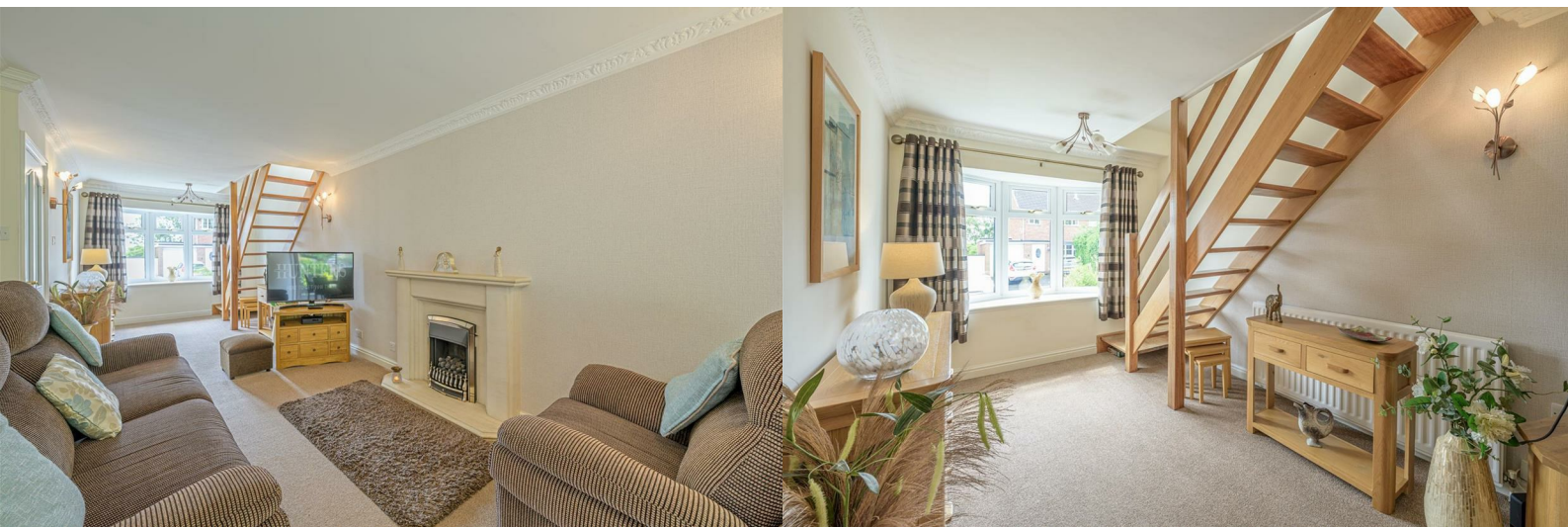


## Ragees Road

Kingswinford, DY6 8NG



Council Tax: C



# Ragees Road

Kingswinford, DY6 8NG

£264,000



## Front Of The Property

To the front of the property is a tarmac driveway with lawn to the side which is bordered with slate, there is gated side access leading to the garden, up and over door to the garage and a double glazed window to the entrance hall.

## Entrance Hall

With a double glazed door to side, doors to rooms and a central heating radiator.

## Bathroom

With a door from the entrance hall, double glazed window to side, bath, WC, wash hand basin and a central heating radiator.

## Bedroom Four/Sitting Room

9'10" x 7'6" (3 x 2.3)

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

## Lounge Dining Room

29'10" x 9'2" (9.1 x 2.8)

With a door from the entrance hall this spacious room has a gas fire with natural stone surround, double glazed window to front, double glazed patio doors to the rear garden, two central heating radiators, door to the kitchen and stairs to the first floor.

## Kitchen

7'10" x 7'2" (2.4 x 2.2)

With a door from the lounge, fitted wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, space for cooker and fridge, plumbing for washing machine, double glazed door to the rear garden, double glazed window to side, cupboard housing boiler and pantry.

## Landing

With stairs from the lounge, doors to rooms and a double glazed window to front.

## Bedroom One

15'1" x 8'6" (4.6 x 2.6)

With a door from the landing, two double glazed windows to rear, storage cupboard and a central heating radiator.

### Bedroom Two

15'5" x 12'5" (4.7 x 3.8)

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

### Bedroom Three

8'10" x 5'10" (2.7 x 1.8)

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

### Garden

With access via the kitchen and lounge dining room to a private patio area, steps to lawn which is bordered with mature shrubs and plants, there is gate with more steps leading to the rear of the garden with further mature shrubs, there is a door to the garage and gated side access.

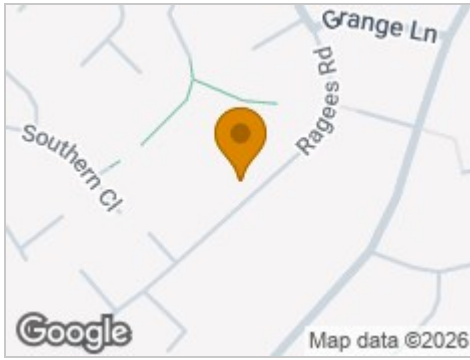
### Garage

18'8" x 7'10" (5.7 x 2.4)

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



## Road Map



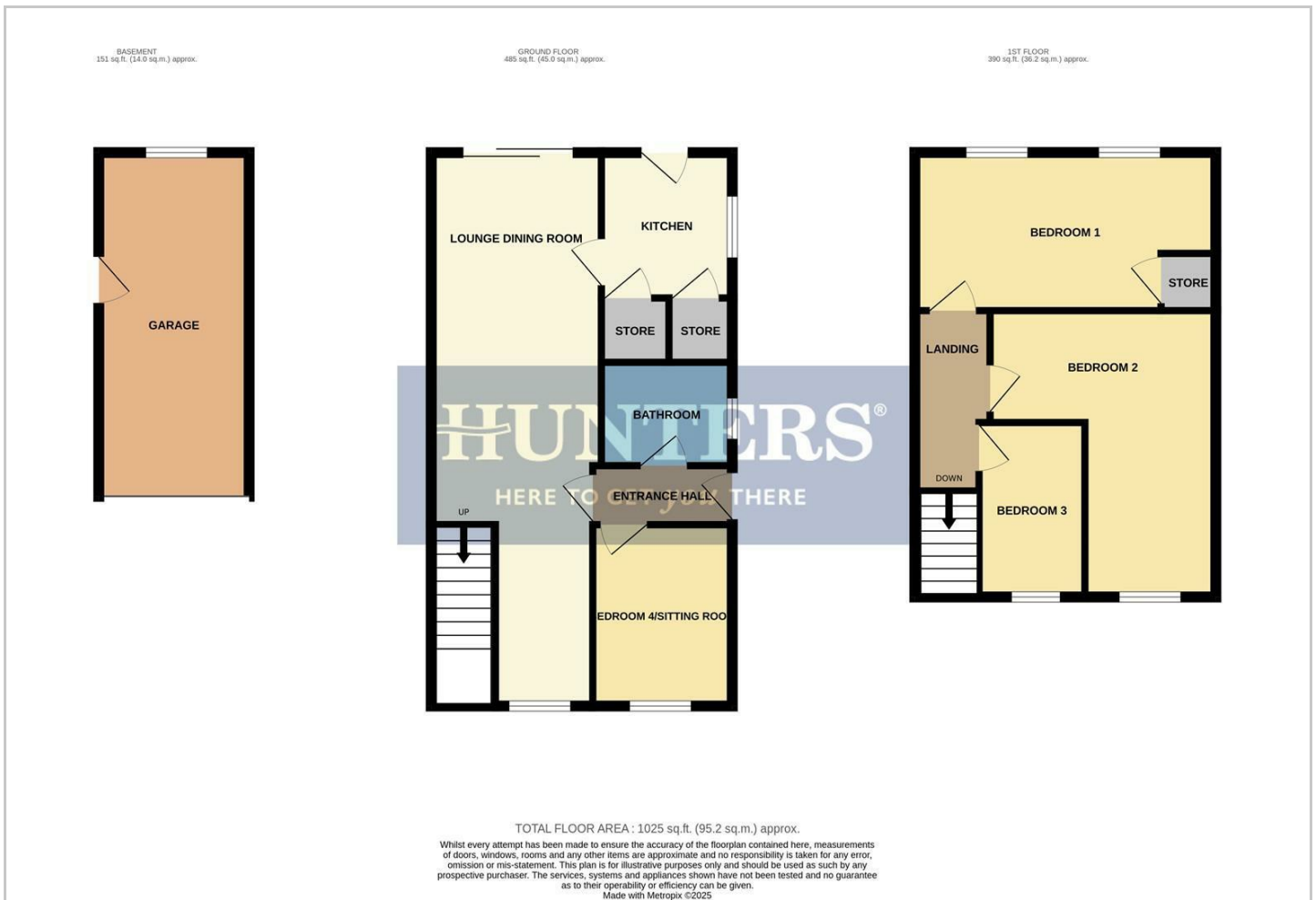
## Hybrid Map



## Terrain Map

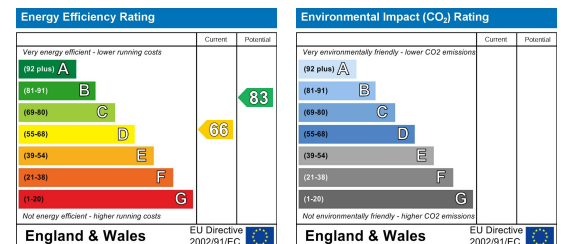


## Floor Plan



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.