

HUNTERS[®]

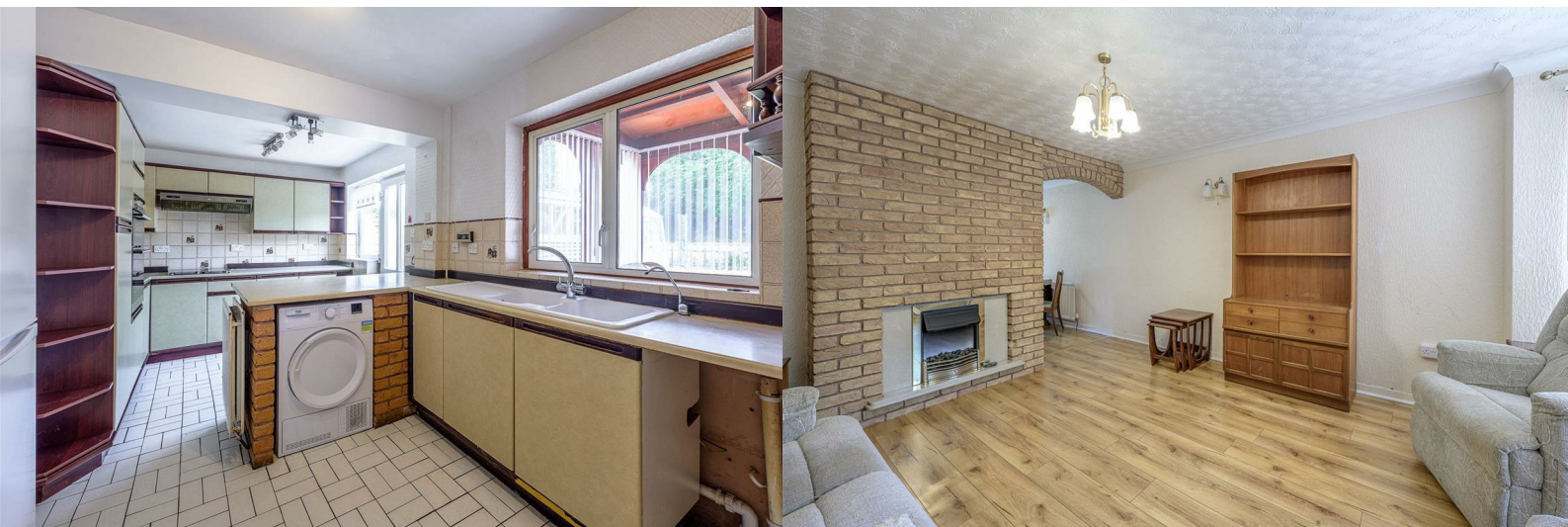
HERE TO GET *you* THERE



Swin Forge Way

Swindon, Dudley, DY3 4NE

Offers In The Region Of £360,000



36 Swin Forge Way

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Front of the Property

With a block paved driveway to front, lawn to side, door to garage store, double glazed door to front and gated side access.

Entrance Hall

With a double glazed door and window to front, storage cupboard, stairs leading to the first floor landing and a door leading to the lounge and wet room.

Lounge

12'5" x 12'4" (3.81 x 3.76)

With a door leading from the entrance hall, double glazed bay window to front, gas fire, opening to the dining area and a central heating radiator.

Dining Area

7'6" x 10'2" (2.31 x 3.10)

With an opening from the lounge, space for dining table, doors leading to the kitchen and conservatory and a central heating radiator.

Kitchen Breakfast Room

9'4" x 15'7" (2.87 x 4.77)

With a door leading from the dining area, fitted with a range of wall and base units, work surfaces over with tiled splash back, one and a half bowl sink and drainer, space for tall fridge freezer, integrated double oven, storage cupboard, double glazed window to rear, double glazed door to garden and a central heating radiator.

Conservatory

5'8" x 13'6" (1.74 x 4.12)

With a double glazed sliding door from the dining area, double glazed windows to side, door to garden and a central heating radiator.

Wet Room

10'5" x 7'3" (3.20 x 2.22)

With a door leading from the entrance hall, part tiled walls, waterfall shower and separate shower attachment, WC, wash hand basin, double glazed window to side, recessed spotlights, extractor fan, chrome heated towel rail and a cupboard housing wall mounted boiler.

Landing

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

Bedroom One

10'5" x 8'4" (3.19 x 2.56)

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

Bedroom Two

9'7" x 8'10" (2.93 x 2.71)

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

Bedroom Three

9'3" x 6'10" (2.82 x 2.1)

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

Shower Room

With a door leading from the landing, WC, wash hand basin set into vanity unit, walk in shower cubicle, shaver point, extractor fan, recessed spotlights, central heating radiator and a double glazed window to rear.

Garden

Garage Store



Road Map



Hybrid Map



Terrain Map



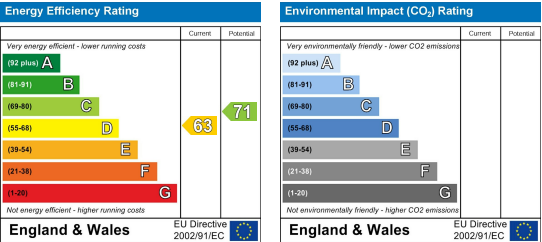
Floor Plan



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.