

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Coniston Drive

Kingswinford, DY6 9BZ

£290,000



Council Tax: C



# 6 Coniston Drive

Kingswinford, DY6 9BZ

£290,000



## Front of the Property

To the front of the property is a tarmac driveway with block paved edging, shrubbed border with decorative chipping stones, gated side access and double glazed door leading to the entrance porch.

## Entrance Porch

3'7" x 5'11" (1.10 x 1.82)

With a double glazed door to the front, double glazed window to the front and side and a double glazed door leading to the entrance hall.

## Entrance Hall

With a double glazed door from the entrance porch, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

## Lounge

11'6" x 11'6" (3.53 x 3.51)

With a door from the entrance hall, double glazed window to the front, electric fire with decorative surround, door leading to kitchen dining room and a central heating radiator.

## Kitchen Dining Room

10'6" (max) x 17'10" (3.21 (max) x 5.45)

With a door from the entrance hall and lounge, fitted kitchen with a range of wall and base units, work surface over, tiled splashback, space for tall fridge and freezer, integrated oven, gas hob with stainless steel cooker hood above, stainless steel sink and drainer, plumbing for dishwasher, space for dining table, double glazed sliding doors leading to conservatory, double glazed window to the rear and a central heating radiator.

## Conservatory

10'8" x 10'4" (3.26 x 3.17)

With double glazed sliding door from the kitchen dining room, double glazed window to the side and rear and double glazed French door leading to the rear garden.

## Landing

With stairs from the entrance hall, doors leading to various rooms, storage cupboard and a double glazed window to the side.

## Bedroom One

10'9" x 10'7" (3.29 x 3.25)

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

## Bedroom Two

9'11" x 9'7" (3.03 x 2.93)

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

## Bedroom Three

6'4" x 6'11" (1.95 x 2.12)

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

## Bathroom

5'5" x 4'10" (1.67 x 1.48)

With a door from the first floor landing, tiled flooring, bathtub with shower attachment, double glazed window to the rear and a chrome heated towel rail.

## WC

5'6" x 4'10" (1.69 x 1.48)

With a door from the first floor landing, WC, part tiled walls, tiled flooring, double glazed window to the side and a central heating radiator.

## Utility Room

5'5" x 7'4" (1.66 x 2.25)

With a double glazed door from the rear garden, plumbing for washing machine, space for tumble dryer, wall mounted boiler and a double glazed window to the rear.

## Garden

With double glazed French doors from the conservatory, block paved patio area, outside tap, path leading to lawn beyond with gated access, mature shrub borders with decorative bark, garden shed, double glazed door leading to utility room and gated side access.

## Bedroom Four

11'5" x 6'9" (3.48 x 2.07)

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



## Road Map



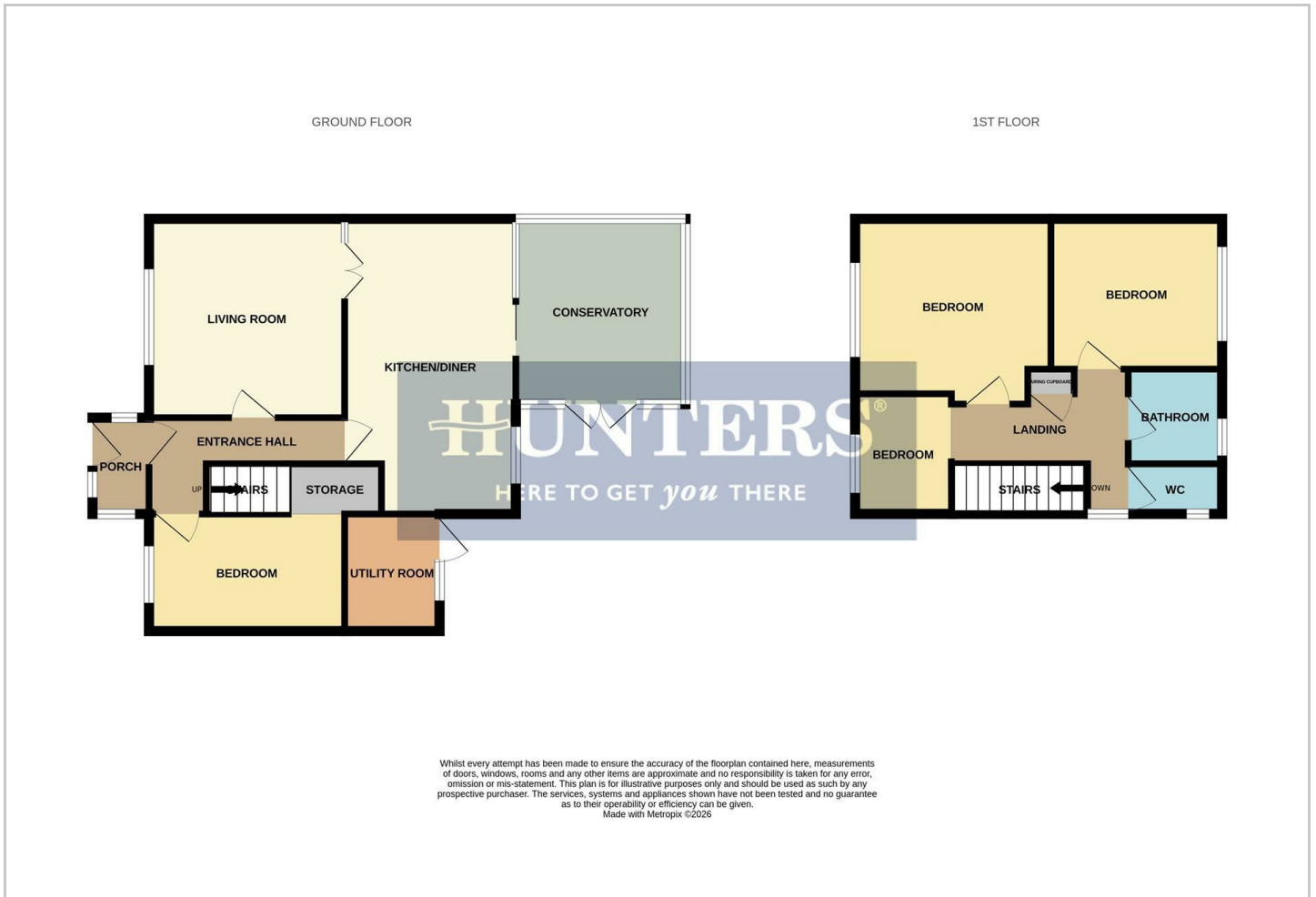
## Hybrid Map



## Terrain Map



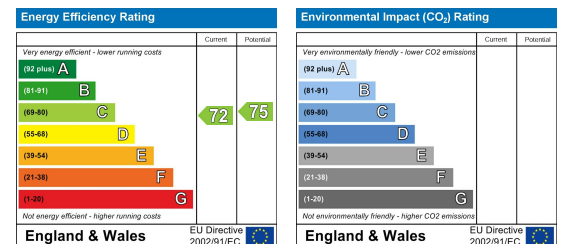
## Floor Plan



## 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.