

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ibis Gardens

Kingswinford, DY6 8XS



Council Tax: D



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£375,000



## Front of the Property

To the front of the property is a tarmac driveway with paved border, gated side access, electric roller door to the garage and a canopy with spotlights with door leading to the hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to the kitchen and lounge, LVT flooring and a central heating radiator.

## Kitchen

9'10" x 8'2" (3 x 2.5)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, double electric oven, gas hob with stainless steel cooker hood above, integrated fridge, freezer and dishwasher, double glazed window to the front, sink and drainer, plumbing for washing machine and a central heating radiator.

## Lounge

20'4" x 15'5" (6.2 x 4.7)

With a door leading from the hall this spacious lounge has stairs leading to the first floor, gas fire with marble surround, opening to the sitting/dining room, double glazed door leading to the rear garden and two central heating radiators.

## Sitting/Dining Room

9'10" x 8'2" (3 x 2.5)

Opening from the lounge this extended sitting/dining room has two bi folding doors leading to the rear garden, two skylight windows, LVT flooring, recessed spotlights and a central heating radiator.

## Landing

With stairs leading from the lounge, loft access and doors to rooms.

## Master Bedroom

11'5" x 11'1" (3.5 x 3.4)

With a door leading from the landing, double glazed window to the front, door to the en suite, built in wardrobes and a central heating radiator.

## En Suite

With a door leading from the bedroom this modern fitted en suite has a walk in shower cubicle, WC, wash hand basin, chrome heated towel rail, LVT floorin, tiled walls, recessed spotlights and a double glazed window to the side.

Tel: 01384 443331

### Bedroom Two

11'5" x 9'2" (3.5 x 2.8)

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

### Bedroom Three

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

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

### Bathroom

With a door leading from the landing this modern bathroom has fitted bath, WC, wash hand basin, useful storage cupboard, LVT flooring, tiled walls, recessed spotlights, chrome heated towel rail and a double glazed window to the rear.

### Garage

16'4" x 7'10" (5 x 2.4)

With an electric roller door to the front, power and lighting.

### Garden

With access via bi folding doors from the extension, this low maintenance private rear garden has a patio area with chipping stones beyond, outdoor lighting, patio doors to the summerhouse, gated side access and a double glazed door to the lounge.

### Summerhouse

This impressive summerhouse which is insulated has double glazed patio doors and window, power and lighting.



## Road Map



## Hybrid Map



## Terrain Map

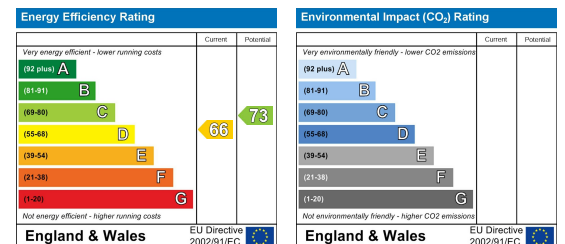


## Floor Plan



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.