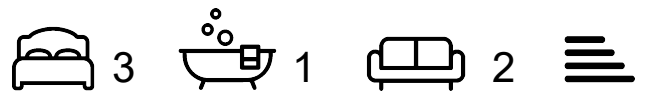


HUNTERS®

HERE TO GET *you* THERE



Hinsford Close Kingswinford, DY6 7LF



Council Tax: D



Hinsford Close

Kingswinford, DY6 7LF

£350,000



Front of the Property

To the front of the property is a tarmac driveway with lawn to the side and silver birch, door to the hall, double doors to the garage and gated side access.

Hall

With a door leading from the front of the property, stairs to the first floor, doors to the WC and lounge, double glazed window to the side and a central heating radiator.

WC

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

Lounge

13'9" x 13'9" (4.2 x 4.2)

With a door leading from the hall, double glazed window to the front, double doors to the dining room, door to the kitchen and a central heating radiator.

Dining Room

9'10" x 8'6" (3 x 2.6)

With double doors leading from the lounge, double glazed sliding door to the garden and a central heating radiator.

Kitchen

9'10" x 7'10" (3 x 2.4)

With a door leading from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, integrated electric hob and oven with extractor above, integrated dishwasher, space for a fridge/freezer, useful storage cupboard, door to the garage, tiled flooring and a double glazed window to the rear.

Landing

With stairs leading from the hall, doors to rooms, airing cupboard and loft access.

Bedroom One

12'1" x 8'10" (3.7 x 2.7)

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

Bedroom Two

9'2" x 9'2" (2.8 x 2.8)

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

Bedroom Three

8'10" x 7'6" (2.7 x 2.3)

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

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed window to the rear, extractor fan and a central heating radiator.

Garden

With access from the dining room leading to a patio area with lawn beyond which is bordered with shrubs and trees, garden shed, door to the garage and gated access leading to the front of the property.

Garage

19'8" x 8'6" (6 x 2.6)

With double doors leading from the front of the property, doors to the garden and kitchen, wall mounted boiler, sink and space for utilities.



A satellite map view of a residential neighborhood. A red location pin is placed on a street, with the label 'Stallings Ln.' overlaid on the map. The map shows various houses, streets, and a large green field in the upper right corner. The text 'bus, Landsat / Copernicus, Maxar Technologies' is visible at the bottom of the map.

GROUND FLOOR

Integral Garage, Kitchen, Dining Room, Lounge, Reception Hall, WC, Stairs (UP), Cupboard.

1ST FLOOR

Bathroom, Bedroom 1, Bedroom 2, Bedroom 3, Landing, Store, Wardrobe, Cupboard, Stairs (DOWN).

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 7/2010

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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