

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whitehall Road

Kingswinford, West Midlands, DY6 9DY

£425,000



Council Tax: D



# 1 Whitehall Road

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## Front of the Property

With a tarmac driveway to front with block paved borders, lawn to front, gated side access, door to garage and boiler cupboard and a double glazed door to side.

## Entrance Hall

With a double glazed door and window to side, doors leading to various rooms, stairs to the first floor landing and a central heating radiator

## Lounge Dining Room

18'10" max x 16'10" max (5.75 max x 5.15 max)

With the door leading from the entrance hall, double glazed window to front and side, gas fire with decorative surround and two central heating radiators.

## WC

With the door leading from the entrance hall, tiled walls and floor, WC, wash hand basin set into vanity unit, chrome heated towel rail and recessed spotlights.

## Kitchen

10'5" x 10'4" (3.18 x 3.17)

With a door leading from the entrance hall, range of fitted wall and base units, work surfaces over with matching up stands, integrated double oven with induction hob above and splashback, stainless steel cooker hood, sink and drainer, integrated microwave, fridge and dishwasher, double glazed window to side and rear, recessed spotlights, storage cupboard, vertical central heating radiator and a door to the garden room.

## Garden Room

7'4" x 14'7" (2.26 x 4.45)

With a door leading from the kitchen, double glazed French doors to garden, double glazed windows to rear, recessed spotlights, door to utility room and two central heating radiators.

## Utility Room

8'0" x 5'8" (2.46 x 1.75)

With a door leading from the garden room, fitted base units with work surfaces over, cupboard housing plumbing for washing machine, space for tumble dryer, recessed spotlights, central heating radiator and a double glazed window to rear.

## Landing

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

## Bedroom One

10'3" x 14'11" (3.13 x 4.56)

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

## Bedroom Two

12'9" x 10'7" (3.9 x 3.24)

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

## Bedroom Three

7'8" max x 10'6" (2.34 max x 3.22)

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

## Shower Room

With a door leading from the landing, tiled walls and floor, WC, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower over and separate shower attachment, double glazed window to rear, heated towel rail, recessed spotlights and an extractor fan.

## Garden

With double glazed French doors leading from the garden room, patio area, gated side access, decorative chipping stone borders, lawn beyond, garden shed, door to the garage and outdoor power points.

## Garage

16'7" x 8'7" (5.07 x 2.64)

With a door to front, power and light, double glazed window to rear and a door to the garden.



## Road Map



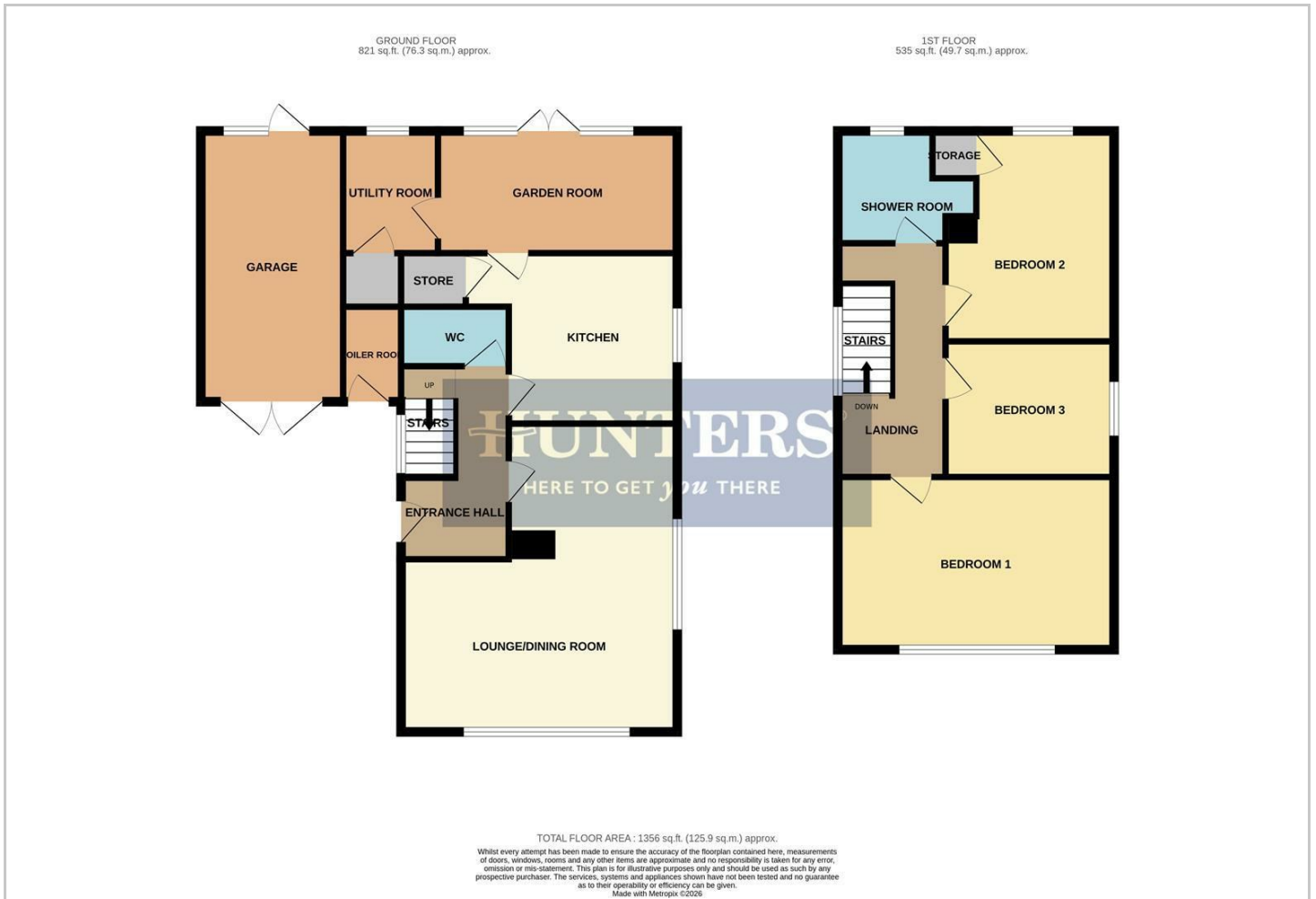
## Hybrid Map



## Terrain Map



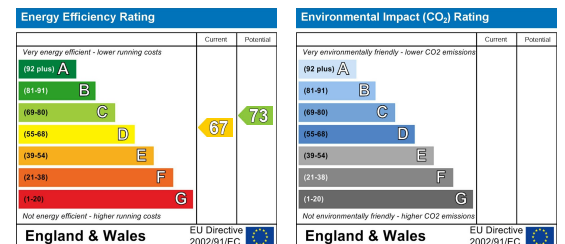
## Floor Plan



## 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.