

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fellows Avenue

Kingswinford, DY6 9ET



Council Tax: C





# Fellows Avenue

Kingswinford, DY6 9ET

£269,500



## Front Of The Property

To the front of the property there is a large tarmac driveway leading to garage, slate to side and a double glazed composite door to study/utility.

## Utility/Study

19'4" x 7'2" (5.9 x 2.2)

With a double glazed composite door from the front, double glazed door to rear, double glazed windows to front and rear, recessed spotlights, double glazed door to kitchen, plumbing for washing machine, space for appliances, door to hall and a central heating radiator.

## Inner Hall

With doors to rooms, loft access and a central heating radiator.

## Shower Room

With a door from the hall this modern fitted shower room has a shower cubicle, WC, wash hand basin, cupboard housing boiler, extractor fan, recessed spotlights, tiled walls, window to side, chrome heated towel rail and a central heating radiator.

## Bedroom One

10'9" x 9'10" (3.3 x 3)

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

## Bedroom Two

8'2" x 7'2" (2.5 x 2.2)

With a door from the hall, front and side double glazed windows and a central heating radiator.

## Lounge

16'8" x 6'6" (5.1 x 2)

With a door from the hall and to the kitchen, gas fire with decorative surround, double glazed window to rear and a central heating radiator.

### Kitchen

8'10" x 6'10" (2.7 x 2.1)

With a door from the lounge, double glazed door to utility, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, gas hob, stainless steel cooker hood, electric oven, space for fridge, double glazed window to rear and recessed spotlights.

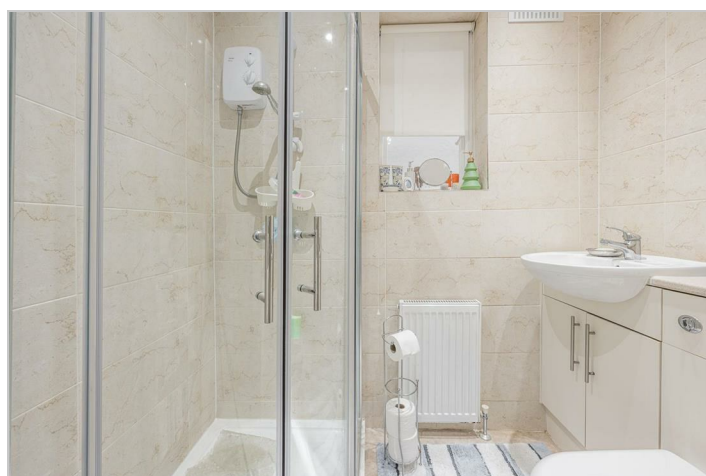
### Garage

23'7" x 10'5" (7.2 x 3.2)

With door to front, light and door to garden.

### Garden

With access from the utility/study, this low maintenance private rear garden has a patio area with gravelled border and a door to the garage.



Road Map



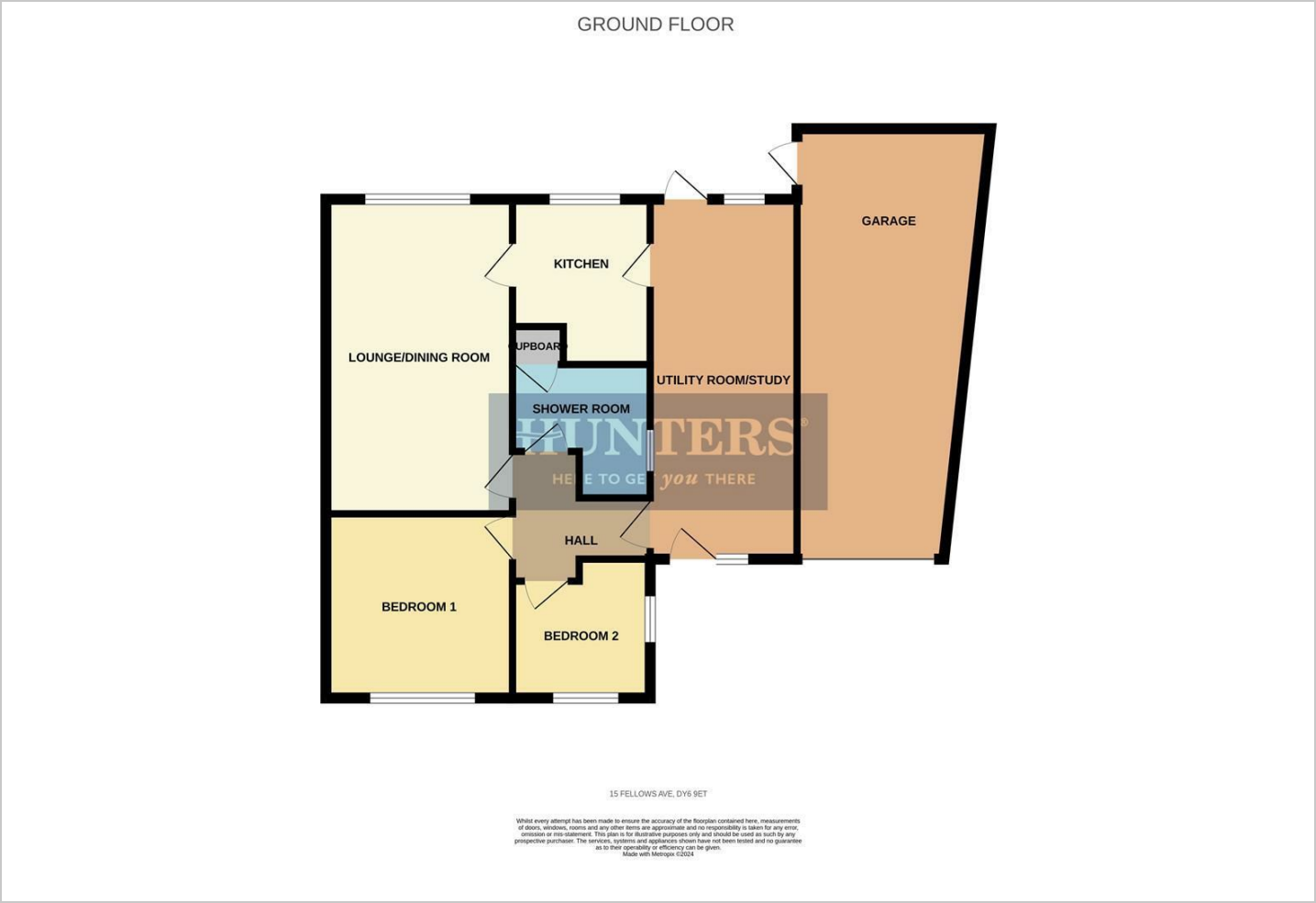
Hybrid Map



Terrain Map

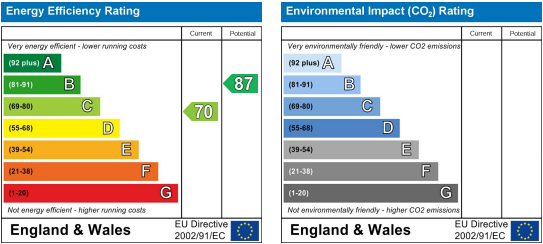


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.