

# HUNTERS®

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## Oregon Close

Kingswinford, DY6 8SJ

£285,000



# 138 Oregon Close

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## Front of the Property

With a block paved driveway to front, roller shutter door to garage and a double glazed door to front.

## Entrance Hall

10'4" x 4'9" (3.15 x 1.47)

With a double glazed door to the front, stairs leading to the first floor landing, door leading to lounge/dining room, tiled flooring and a central heating radiator.

## Lounge/ Dining Room

25'1" (max) x 12'5" (max) (7.67 (max) x 3.81 (max))

With a door from the entrance hall, double glazed bay window to the front, electric fire, space for dining table, double glazed French doors from dining area leading to conservatory, door from dining area leading to kitchen and a central heating radiator.

## Conservatory

12'1" x 11'6" (3.70 x 3.51)

With double glazed French doors from dining area, tiled flooring, double glazed window to the rear and side, double glazed French doors leading to rear garden and a central heating radiator.

## Kitchen

8'10" x 14'11" (2.70 x 4.55)

With a door leading from the dining area, double glazed door leading to the rear garden, tiled flooring, door leading to utility room, fitted kitchen with a range of wall and base units, work surface over with tiled splash back, integrated double oven, gas hob with stainless steel splash back, stainless steel cooker hood above, integrated dishwasher, sink and drainer, double glazed window to the rear and a central heating radiator.

## Utility Room

5'6" x 4'7" (1.70 x 1.40)

With a door leading from the kitchen, tiled flooring, fitted wall and base units, plumbing for washing machine, space for tumble dryer, door leading to the garage and WC, recessed spotlights, extractor fan and a central heating radiator.

## WC

5'7" (max) x 5'8" (1.72 (max) x 1.74)

With a door from utility room, tiled flooring, WC, wash hand basin, tiled splashback, recessed spotlights, extractor fan and a central heating radiator.

## Landing

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

## Bedroom One

12'11" x 9'3" (min) (3.95 x 2.83 (min))

With a door from the first floor landing, two double glazed windows to the front, opening to dressing area with fitted wardrobes and a central heating radiator.

## Bedroom Two

11'6" x 7'1" (3.51 x 2.18)

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

## Bedroom Three

8'11" x 6'9" (2.74 x 2.06)

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

## Bathroom

5'6" x 8'0" (1.68 x 2.45)

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

## Garden

With doors leading from the kitchen and conservatory, patio area, artificial lawn, outdoor tap and outdoor power points.

## Garage

10'10" x 7'1" (3.32 x 2.16)

With a door from the utility room, power and lighting, space for tall fridge/freezer and a roller shutter door to the front.



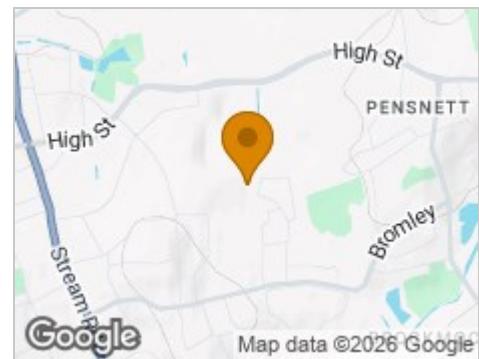
## Road Map



## Hybrid Map



## Terrain Map



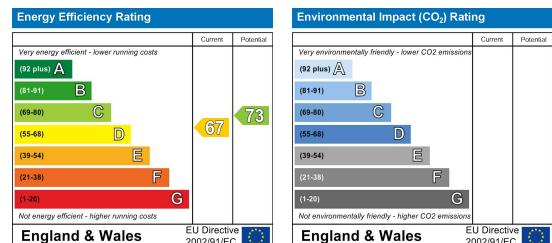
## Floor Plan



## 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.