

# HUNTERS®

HERE TO GET *you* THERE



## The Knoll

Kingswinford, DY6 8JT

£310,000



Council Tax: D



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## Front of the Property

To the front of the property there is a tarmac driveway with stoned border, doors to the garage, side entry and double glazed doors to the porch.

## Porch

With double glazed doors leading from the front of the property, double glazed windows to the side and a door to the hall.

## Entrance Hall

With a door leading from the porch, doors to various rooms, stairs to the first floor, laminate flooring and a central heating radiator.

## WC

With a door leading from the hall, WC, wash hand basin, laminate flooring, tiled walls and a window to the front.

## Lounge

13'1" x 11'5" (4 x 3.5)

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

## Dining/Sitting Room

11'5" x 9'6" (3.5 x 2.9)

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

## Kitchen

10'9" x 7'10" (3.3 x 2.4)

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, one and a half bowl stainless steel sink and drainer, electric hob and oven, double glazed window to the rear, door to the side entry and a central heating radiator.

## Side Entry

With a door leading from the front of the property and further doors to the garage, utility room, kitchen and garden.

## Utility Room

8'6" x 5'2" (2.6 x 1.6)

With a door leading from the side entry, stainless steel sink and drainer, plumbing for a washing machine, space for further appliances and a window to the rear.

## Garage

17'4" x 8'6" (5.3 x 2.6)

With an up and over door leading from the front of the property, boiler, lighting and a door to the side entry.

## Landing

With stairs leading from the hall, doors to rooms, loft access, airing cupboard and a double glazed window to the side.

## Bedroom One

12'5" x 11'5" (3.8 x 3.5)

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

## Bedroom Two

11'5" x 10'2" (3.5 x 3.1)

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

## Bedroom Three

8'6" x 8'2" (2.6 x 2.5)

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

## Bathroom

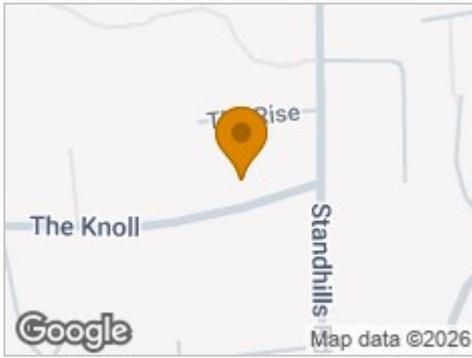
With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed window to the rear, tiled walls and a central heating radiator.

## Garden

With access leading from the dining/sitting room and side entry this private rear garden has a patio area with lawn beyond bordered with various shrubs.



## Road Map



## Hybrid Map



## Terrain Map



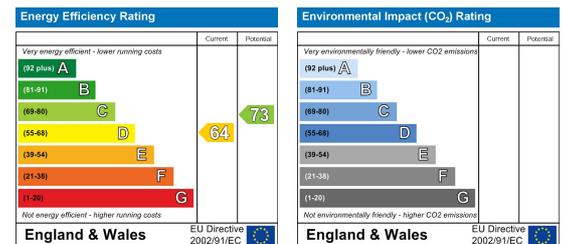
## Floor Plan



## 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.