

HUNTERS[®]

HERE TO GET *you* THERE



Cedars Avenue

Kingswinford, DY6 9PA

£450,000



17 Cedars Avenue

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Front of the Property

To the front of the property is a block paved driveway, decorative chipping stones, mature shrubbed borders, door to the garage and a double glazed door to the front leading to the porch.

Porch

With a double glazed door and window to the front and a door leading to the entrance hall.

Entrance Hall

With a door from the porch, doors leading to various rooms, loft access and a central heating radiator.

Lounge Dining Room

19'0" (max) x 20'5" (max) (5.80 (max) x 6.24 (max))

With a door from the entrance hall, space for dining table, door leading to the kitchen, two double glazed windows to the side, double glazed french doors to the garden and a double glazed window to the rear, electric fire with decorative surround, and two central heating radiators.

Kitchen

11'0" x 7'7" (3.37 x 2.33)

With a door from the dining area, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, space for freestanding oven, stainless steel sink and drainer, plumbing for dishwasher, space for tall fridge and freezer and a double glazed window to the side.

Bedroom One

12'1" x 9'6" (max) (3.69 x 2.92 (max))

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

Bedroom Two

8'11" x 10'4" (max) (2.74 x 3.17 (max))

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

Bedroom Three

7'7" (max) x 9'6" (2.32 (max) x 2.90)

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

Wet Room

6'6" x 7'2" (1.99 x 2.19)

With a door from the entrance hall, WC, wash hand basin, fully tiled walls, double glazed window to the side, extractor fan and a chrome heated towel rail.

Store Room

15'1" x 8'9" (4.60 x 2.67)

With a door from the kitchen and porch, double glazed door leading to the garden, double glazed window to the rear, space for tumble dryer, storage cupboard, door leading to the garage and an outside tap.

Garage

29'0" x 8'10" (8.84 x 2.71)

With a door from the storage room and a garage door to the front and a window to the rear.



Road Map



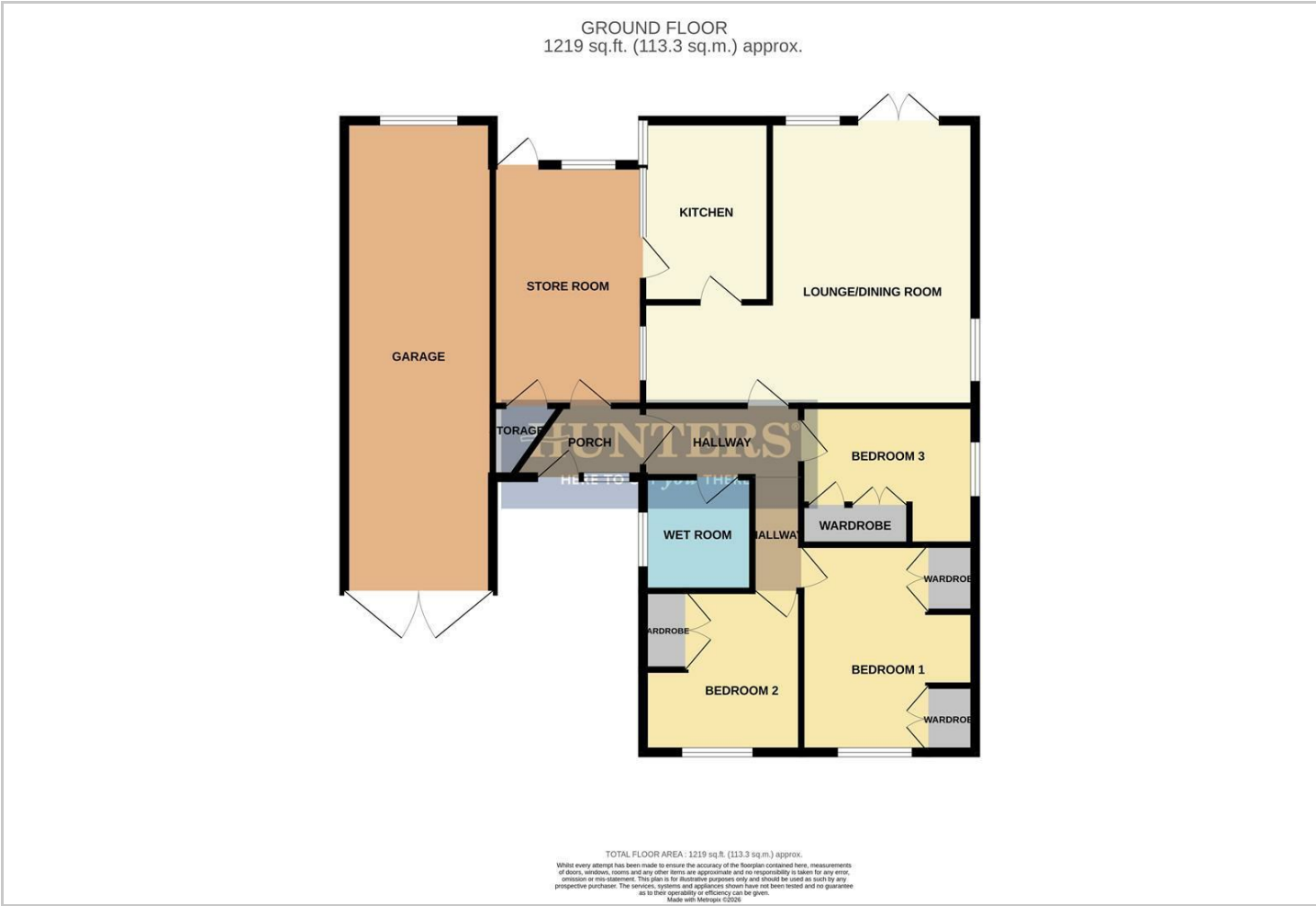
Hybrid Map



Terrain Map



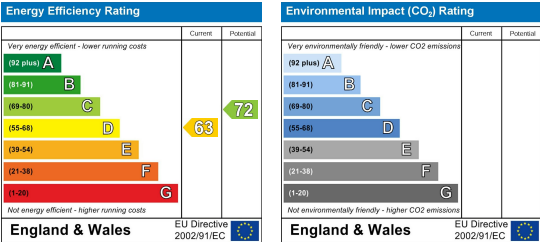
Floor Plan



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.