

# HUNTERS<sup>®</sup>

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## Dubarry Avenue

Kingswinford, DY6 9BP

£309,950



Council Tax: D



# 12A Dubarry Avenue

Kingswinford, DY6 9BP

£309,950



## Front of the Property

To the front of the property is a spacious driveway with front lawn and two protected trees, gated side access and a door leading to the entrance hall.

## Entrance Hall

With a double-glazed door leading from the front of the property, stairs to the first floor, door to the lounge and a central heating radiator.

## Lounge

16'8" into bay x 12'1" (5.1 into bay x 3.7)

With a door leading from the hall and further door to the inner hall, double-glazed bay window to the front, electric fire with decorative surround and two central heating radiators.

## Inner Hall

With a door leading from the lounge and further doors to the kitchen, WC and a useful storage cupboard housing the boiler.

## WC

With a door leading from the inner hall, WC, wash hand basin, tiled walls and flooring, double-glazed window to the side and a central heating radiator.

## Kitchen Dining Room

15'5" x 8'6" (4.7 x 2.6)

With a door leading from the inner hall this modern fitted kitchen dining room is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, integrated fridge, freezer, electric oven and hob with stainless steel cooker hood above, integrated dishwasher and washing machine, double-glazed doors leading to the rear garden, double-glazed window to the rear,

tiled flooring, recessed spotlights and a central heating radiator.

## Landing

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

## Bedroom One

12'5" x 9'10" (3.8 x 3)

With a door leading from the landing, double-glazed window to the rear, door to the en suite and a central heating radiator.

## En Suite

With a door leading from the bedroom this modern fitted en suite has a shower cubicle, WC, wash hand basin, tiled walls, double-glazed window to the side, extractor fan and a central heating radiator.

## Bedroom Two

11'1" x 7'10" (3.4 x 2.4)

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

## Bedroom Three

7'6" x 6'10" (2.3 x 2.1)

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

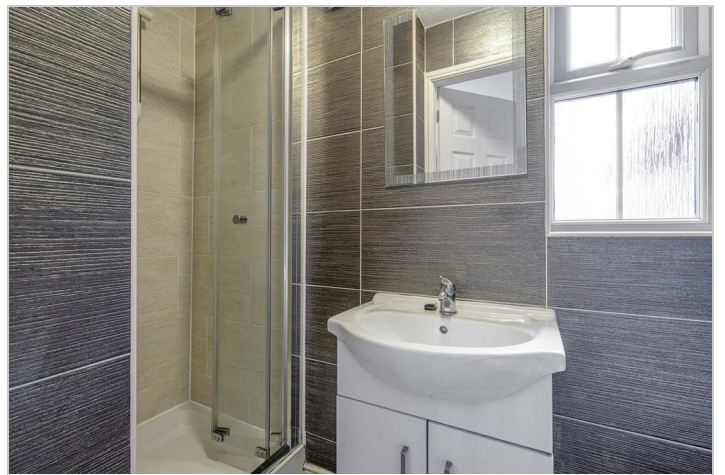
## Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with shower over, WC, wash hand basin, tiled walls, double-glazed window to the side, extractor fan and a central heating radiator.

## Garden

Tel: 01384 443331

With access via double glazed doors leading from the kitchen to a small patio area with steps to a further patio, lawn beyond with shrub borders and gated side access leading to the front of the property.



## Road Map



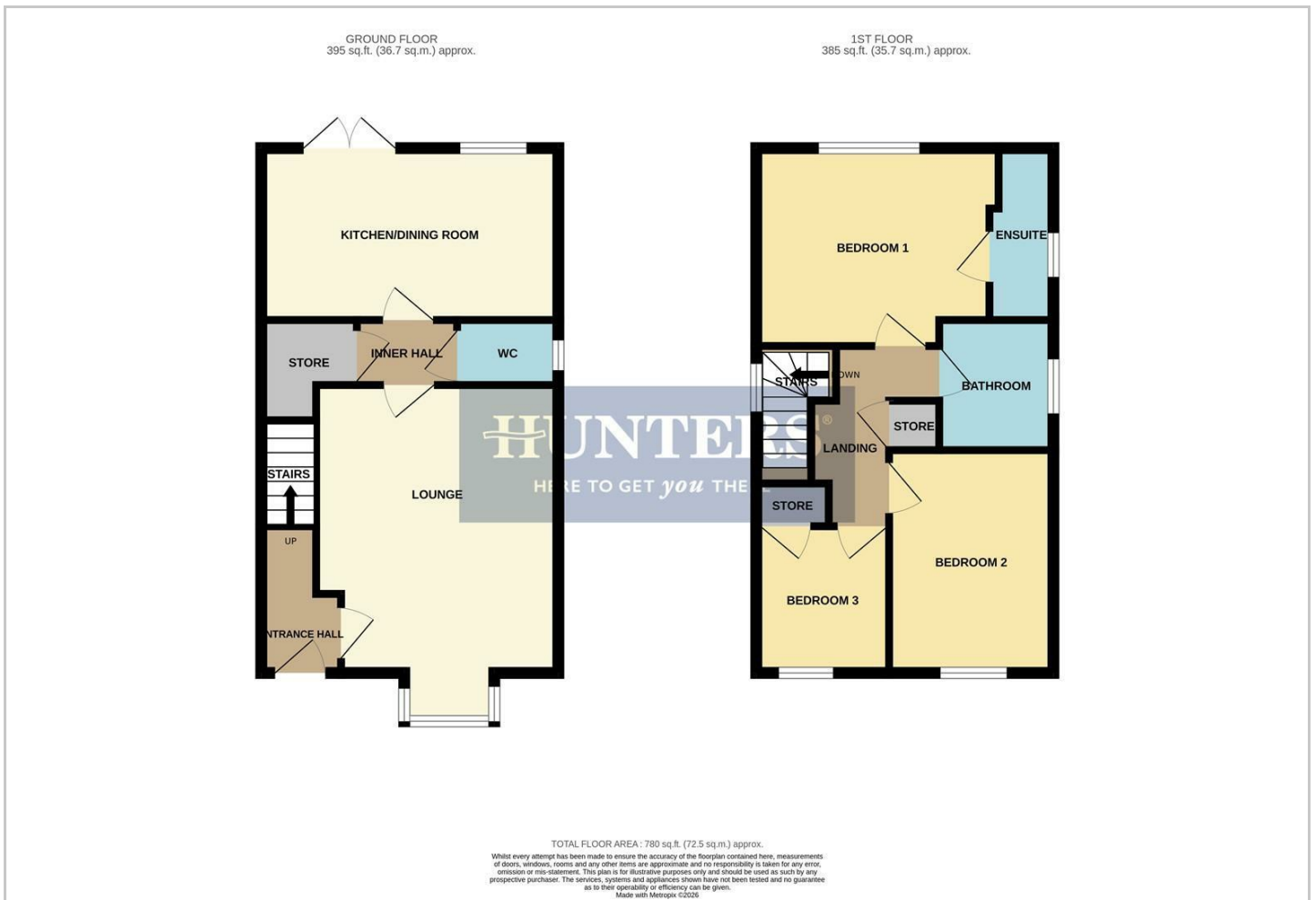
## Hybrid Map



## Terrain Map



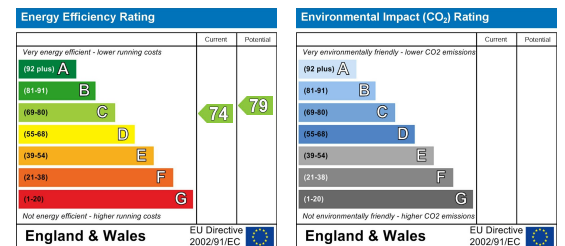
## Floor Plan



## 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.