

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Jenks Avenue

Kinver, DY7 6AQ

£400,000



Council Tax: B



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## Front of the Property

To the front of the property is a block paved driveway, electric roller garage door, double glazed door leading to entrance hall and gated side access.

## Entrance Hall

With a double glazed door to the front, stairs leading to the first floor landing, doors leading to various rooms, double glazed window to the front and a central heating radiator.

## Lounge

21'6" x 13'10" (6.57 x 4.24)

With a door from the entrance hall, double glazed window to the front, double glazed French doors to the rear and two central heating radiators.

## Kitchen Diner

21'3" x 12'7" (6.50 x 3.84)

With a door from the entrance hall, modern fitted kitchen with a range of wall and base units, quartz work surface over with tiled splashback, inset sink, feature island with integrated electric double oven, one further integrated oven, integrated microwave oven, electric hob, and breakfast bar, integrated dishwasher, space for American style fridge freezer, double glazed window to the side and rear, double glazed door to the side, double glazed French doors opening to the rear garden, space for dining, understairs storage cupboard and a door leading to utility room.

## Utility Room

8'0" x 4'3" (2.44 x 1.30)

With a door from the kitchen diner, double glazed window to the rear, plumbing for washing machine and a space for a tumble dryer.

## Landing

With stairs from the first floor landing, doors leading to various rooms, loft access with fitted loft ladder, storage cupboard and a central heating radiator.

## Bedroom One

13'5" x 10'9" (4.10 x 3.28)

With a door from the first floor landing, double glazed window to the front, door leading to en suite, door leading to walk in wardrobe and a central heating radiator.

## En Suite

4'11" x 4'11" (1.50 x 1.50)

With a door from bedroom one, services available, not currently fitted.

### Walk in Wardrobe

4'7" x 8'10" (1.40 x 2.70)

With a door from bedroom one.

### Bedroom Two

10'3" x 12'9" (3.14 x 3.89)

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

### Bedroom Three

9'10" x 10'7" (3.00 x 3.23)

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

### Bedroom Four

11'5" x 8'9" (3.50 x 2.69)

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

### Bedroom Five

6'6" x 6'6" (2.00 x 2.00)

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

### Bathroom

6'2" x 8'2" (1.88 x 2.51)

With a door from the first floor landing, bath tub with separate shower cubicle, WC, wash hand basin set into vanity, fully tiled walls, tiled flooring, double glazed window to the rear, recessed spotlights, extractor fan and a chrome heated towel rail.

### Garden

With double glazed French doors from the lounge and kitchen diner, patio seating area, lawn beyond and gated side access.

### Garage Store

10'9" x 7'11" (3.30 x 2.43)

With an electric roller garage door to the front, power and lighting, and a wall mounted boiler.



## Road Map



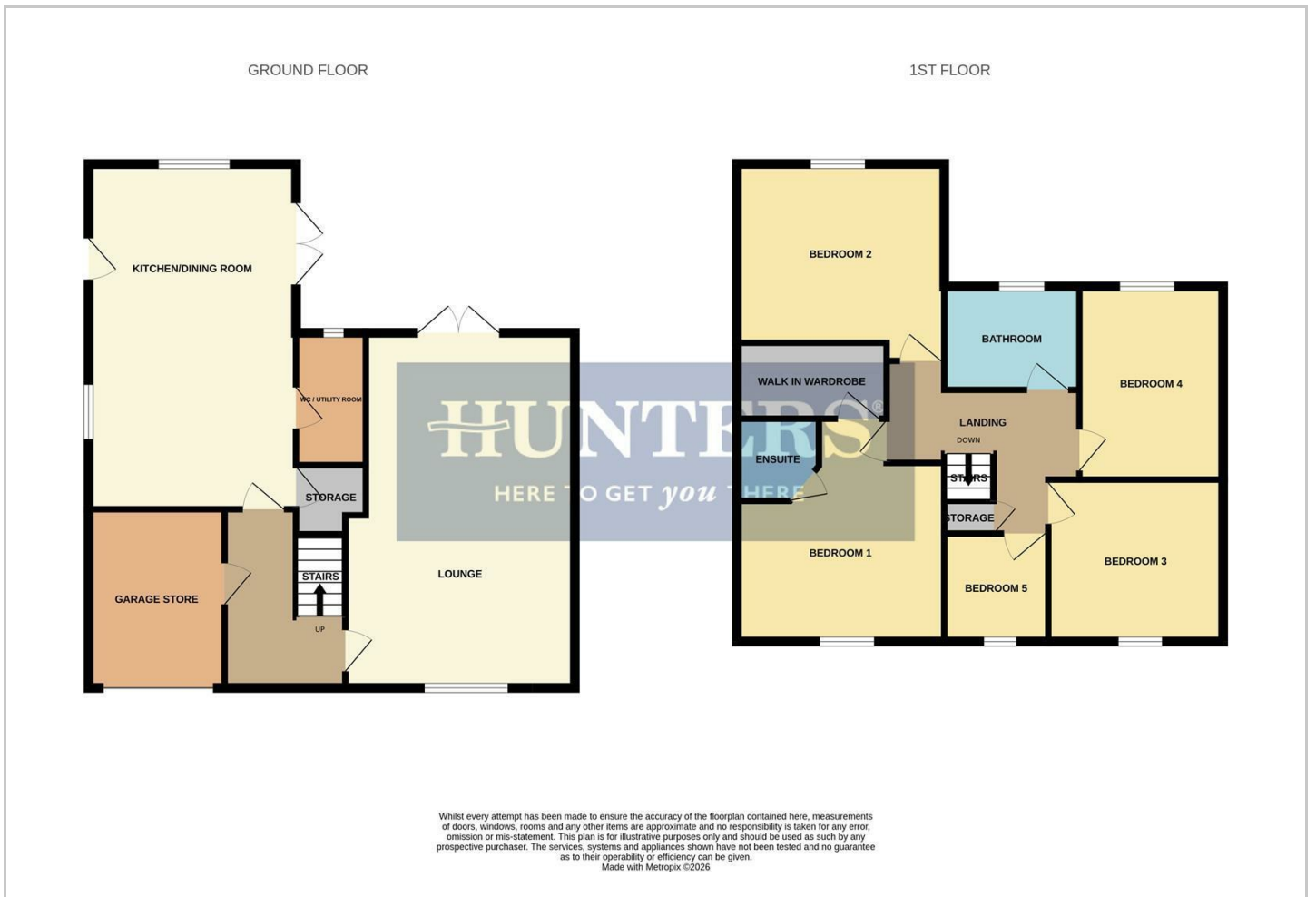
## Hybrid Map



## Terrain Map

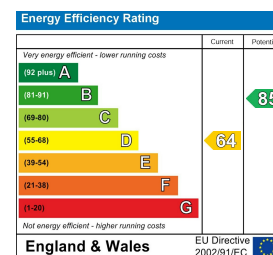


## Floor Plan



## 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.