

# HUNTERS®

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## Mayfair Drive

Kingswinford, DY6 9DW



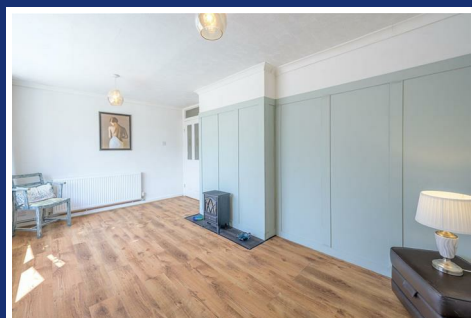
Council Tax: D



# Mayfair Drive

Kingswinford, DY6 9DW

Asking Price £310,000



## Front of the Property

To the front of the property there is a tarmac driveway with stoned and shrub border, gated side access, up and over door leading to the garage store and a double glazed door to the hall.

## Hall

With a double glazed door leading from the front of the property and a door to the inner hall.

## Inner Hall

With a door leading from the hall, stairs to the first floor, doors to various rooms, open to the study and a central heating radiator

## Lounge

16'8" x 10'2" (5.1 x 3.1)

With a door leading from the hall, double glazed window to the front, laminate flooring and a central heating radiator

## Study

10'9" x 7'2" (3.3 x 2.2)

Opening from the hall and having laminate flooring and a central heating radiator

## Kitchen Dining Room

16'8" x 15'8" (5.1 x 4.8)

With a door leading from the hall this kitchen dining room has a range of wall and base units, work surfaces with tiled splash back, composite sink, integrated electric oven, gas hob, plumbing for a washing machine, double glazed sliding door to the garden, further double glazed door leading to the side of the property, two double glazed windows to the rear and one to the side and vinyl flooring.

## Conservatory

10'2" x 9'10" (3.1 x 3)

With a door leading from the inner hall this glass roof conservatory has an electric heater and double glazed patio doors leading to the rear garden.

## Cloakroom

With a door leading from the hall, WC and a wash hand basin.

## Landing

With stairs leading from the hall, doors to rooms, storage cupboard and loft access.

### Bedroom One

13'9" x 10'5" (4.2 x 3.2)

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

### Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

With a door leading from the landing, double glazed window to the rear, built in storage and a central heating radiator

### Shower Room

With a door leading from the landing, walk in shower, WC, wash hand basin, skylight window to the side, part tiled walls and a central heating radiator

### Garden

With access from the kitchen and conservatory this private rear garden has a patio area followed by a decked area with lawn beyond which is bordered with mature shrubs and plants, there is also a gate to the side providing access to the front of the property.

### Garage Store

With an up and over door to the front, power and lighting.



## Road Map



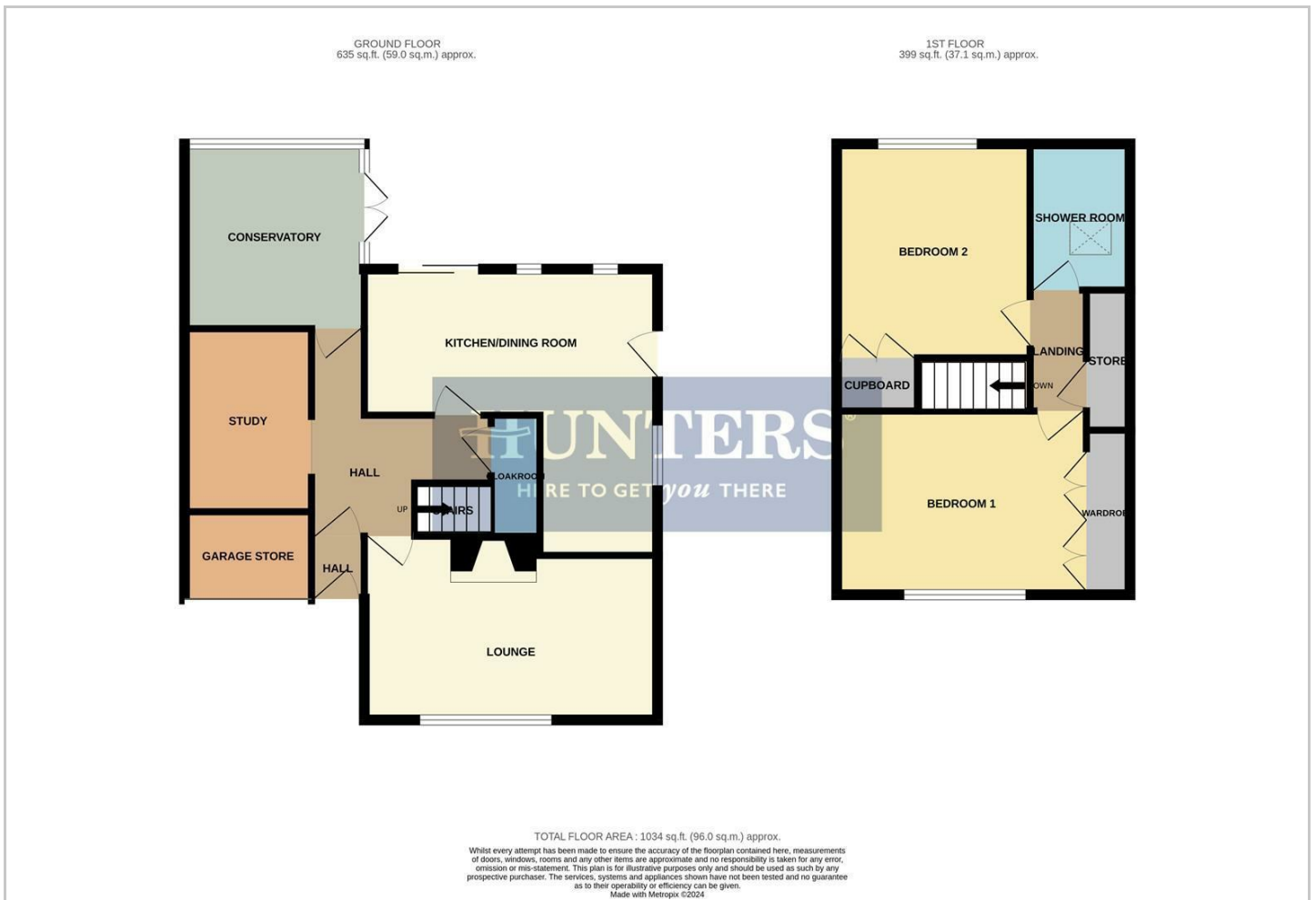
## Hybrid Map



## Terrain Map

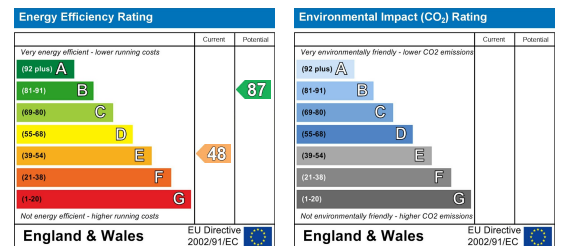


## Floor Plan



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.