

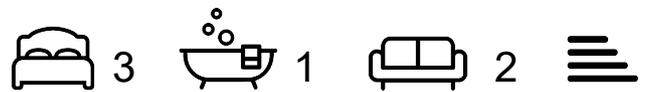
HUNTERS[®]

HERE TO GET *you* THERE



Graham Road

Kingswinford, DY8 5PU



Council Tax: C



Graham Road

Kingswinford, DY8 5PU

£315,000



Front of the Property

To the front of the property is a gravelled driveway with slate and shrub border, gated side access, double glazed door to the hall and up and over door to the garage.

Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, stairs to the first floor, two useful storage cupboards and a central heating radiator.

Lounge Dining Room

21'3" x 10'9" (6.5 x 3.3)

With a door leading from the entrance hall, double glazed bay window to the front, gas fire with decorative surround, door to the sitting room and two central heating radiators.

Sitting Room

8'10" x 8'10" (2.7 x 2.7)

With a door leading from the lounge dining room and further door to the kitchen, double glazed window to the rear and a central heating radiator.

Kitchen Breakfast Room

13'9" x 12'1" (4.2 x 3.7)

With a door leading from the entrance hall and further door to the sitting room, this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, space for a fridge/freezer and cooker, double glazed windows to the side and rear and a double glazed door leading to the side of the property.

WC

With a door leading from the entrance hall, WC, wash hand basin and a central heating radiator.

Landing

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

Bedroom One

10'9" + bay x 10'9" (3.3 + bay x 3.3)

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

Bedroom Two

10'9" x 10'2" (3.3 x 3.1)

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

Bedroom Three

7'2" x 6'10" (2.2 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, bath with shower over, WC, wash hand basin, tiled walls, double glazed window to the rear and a central heating radiator.

Garage

16'8" x 7'10" (5.1 x 2.4)

With an up and over door leading from the driveway, door to the rear garden, boiler, power and lighting.

Garden

With access via the kitchen this spacious private rear garden has a lawn with shrub borders, there is also a further lawn area to the rear of the property with mature plants and shrubs.



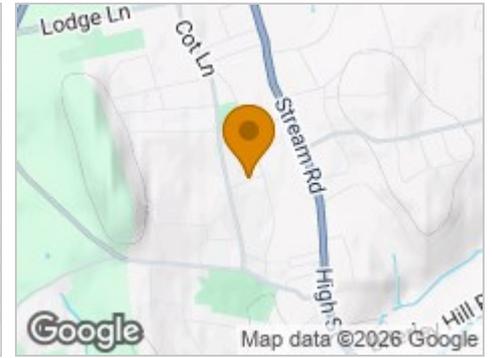
Road Map



Hybrid Map



Terrain Map

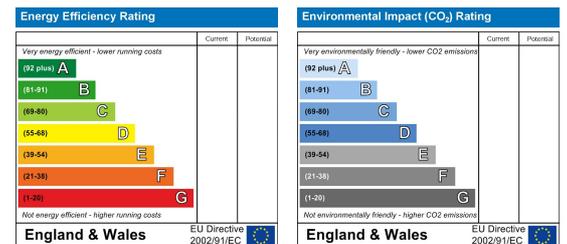


Floor Plan



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.