

# HUNTERS<sup>®</sup>

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## Pauline Hayward Drive

Blakedown, Kidderminster, DY10 3GU

£499,950



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## Front of the Property

To the front of the property is a tarmac driveway leading to the garage, shrub borders and lawn with path to a double glazed door to the entrance hall.

## Entrance Hall

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

## WC

4'9" x 6'11" (1.46 x 2.11)

With a door from the entrance hall, WC, wash hand basin, tiled splashback, extractor fan, a double glazed window to the front and a central heating radiator.

## Kitchen Dining Room

19'6" x 13'9" (5.95 x 4.21)

With a door from the entrance hall, modern fitted kitchen with a range of wall and base units, work surface with matching splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob, extractor fan, washing machine, dishwasher and fridge freezer, cupboard housing a wall mounted boiler, breakfast bar, space for a dining table, recessed spotlights, under stairs storage cupboard, door leading to the lounge, a double glazed window to the rear, double glazed french doors to rear and two central heating radiators.

## Lounge

14'5" x 10'5" (4.40 x 3.20)

With a door from the kitchen diner, double glazed french doors to rear and a central heating radiator.

## Bedroom Three/ Study

9'10" x 10'5" (3.02 x 3.20)

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

## Landing

With stairs from the entrance hall, built in storage cupboard and doors to various rooms.

## Bedroom One

21'1" x 10'6" (6.43 x 3.22)

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

### En Suite

7'4" x 4'11" (2.25 x 1.50)

With a door from bedroom one, shower cubicle, wash hand basin, WC, extractor fan, a double glazed skylight window to the rear and a central heating radiator.

### Bedroom Two

13'6" x 10'5" (4.13 x 3.20)

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

### Bathroom

6'11" x 6'10" (2.12 x 2.10)

With a door from the first floor landing, bath with shower over, WC, wash hand basin, extractor fan, a double glazed skylight window to the rear and a central heating radiator.

### Garden

With double glazed french doors from the kitchen/diner and lounge, patio area leading to the lawn, gated side access leading to the driveway and a outdoor tap.

### Garage

With a garage door leading to the driveway.



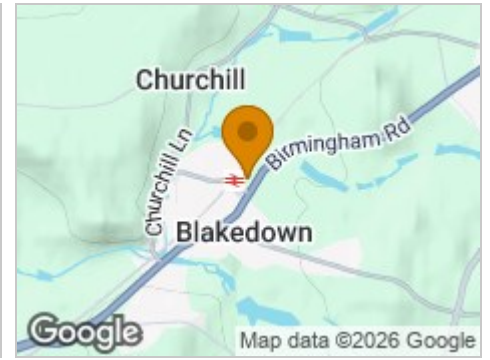
## Road Map



## Hybrid Map



## Terrain Map



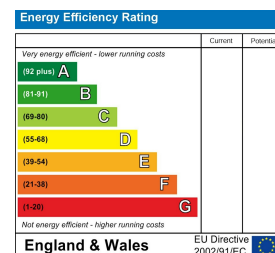
## Floor Plan



## 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.