

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rose Avenue

Kingswinford, DY6 8LE



Council Tax: C



# 6 Rose Avenue

Kingswinford, DY6 8LE

£310,000



## The Front of The Property

There is a tarmac driveway, shrubbed borders, gated side access and a double glazed door to entrance hall.

## Entrance Hall

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

## Lounge

18'4" x 11'9" (5.6m x 3.6m)

With a door leading from the entrance hall, feature fireplace with log burner, opening to dining room, double glazed window to front and two central heating radiators.

## Dining Room

9'10" x 11'1" (3m x 3.4m)

With an opening leading from the lounge, stairs to first floor landing, double doors to garden, and a central heating radiator.

## Inner Hall

With an opening leading from the lounge, doors to various rooms.

## Bedroom Four/Office

9'10" x 8'10" (3m x 2.7m)

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

## Cloakroom

3'11" x 4'7" (1.2m x 1.4m )

With a door leading from the inner hall, W/C, hand wash basin into vanity unit, tiled splashback, spotlights and a chrome heated towel rail.

## Kitchen

10'5" x 8'2" (3.2m x 2.5m )

With a door leading from the inner hall, a range of wall and base units, sink drainer, tiled splashback, oven, five burner gas hob with stainless steel cooker hood above, plumbing for washing machine, space for dishwasher, integrated wine cooler, storage cupboard, double glazed door to side entry and a modern column style radiator.

## Landing

With stairs leading from the dining room, doors to various rooms.

## Bedroom Three

10'2" x 7'6" (3.1m x 2.3m )

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

## Bedroom Two

9'6" x 7'10" (2.9m x 2.4m )

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

## Family Bathroom

6'10" x 8'6" (2.1m x 2.6m)

With a door leading from the landing, W/C, hand wash basin into vanity unit, corner jacuzzi style bath, walk in shower with sliding screen and waterfall feature, double glazed window to rear and a chrome heated towel rail.

## Bedroom One

9'6" x 10'2" (2.9m x 3.1m)

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

## Garden

With double doors leading from the dining room, slab patio, decorative chipping stones, steps to rear lawn, shrubbed borders and gated side access.



## Road Map



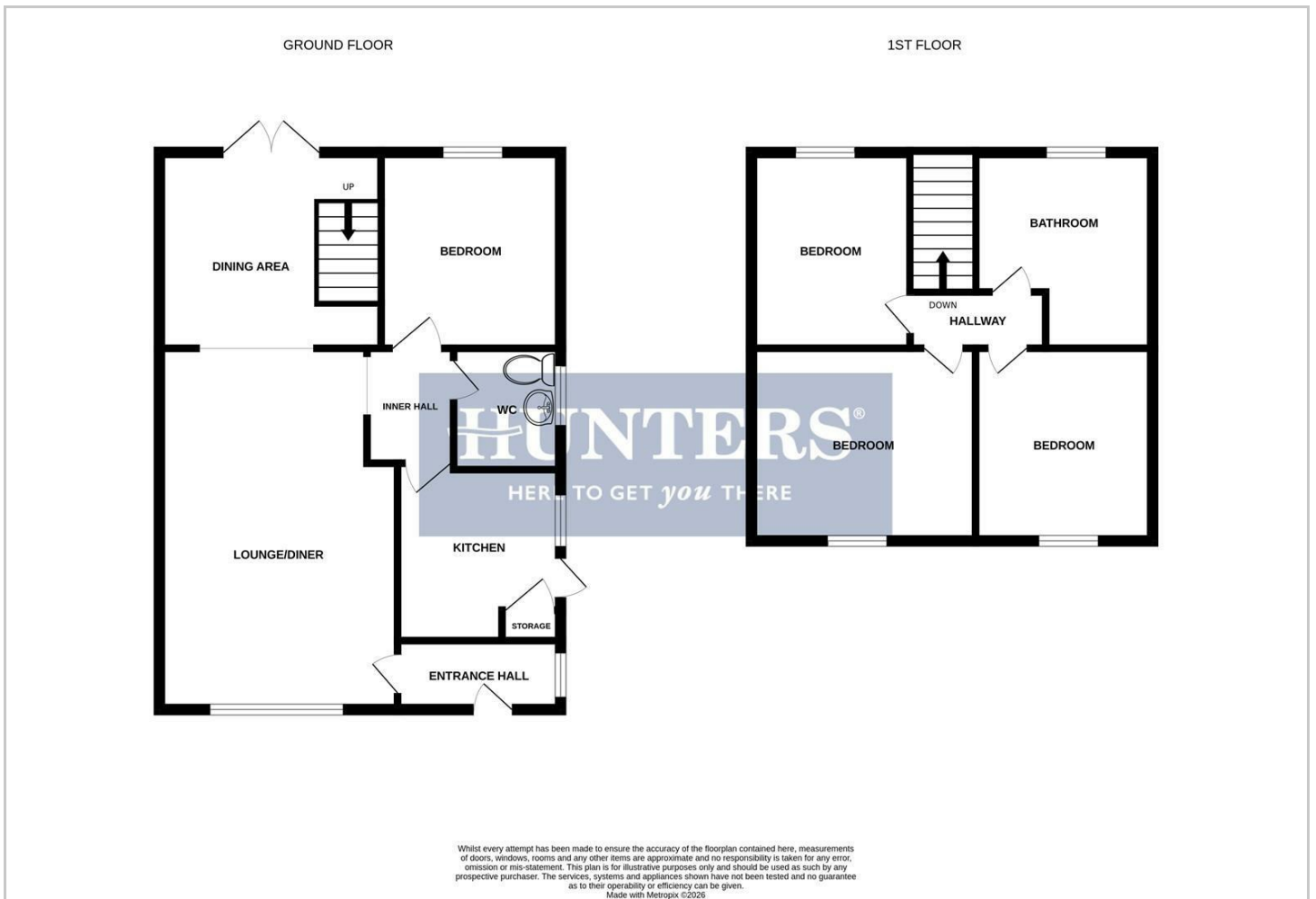
## Hybrid Map



## Terrain Map



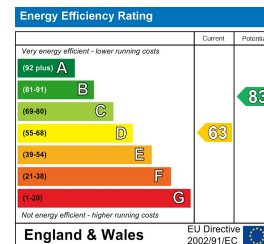
## Floor Plan



## 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.