

# HUNTERS®

HERE TO GET *you* THERE



## Park Street

Kingswinford, DY6 9LX



Council Tax: B





# Park Street

Kingswinford, DY6 9LX

£220,000



## Front Of The Property

With dwarf wall to the front of the property with gate leading to the front door.

## Lounge

13'9" x 13'1" (max) (4.2 x 4 (max))

With a door leading from the front of the property this cosy lounge has cast iron fireplace, double glazed window to front, wooden floor, doors with stairs to the first floor landing and cellar, door to kitchen and a central heating radiator.

## Cellar

With stairs from the lounge, power and lighting.

## Kitchen Breakfast Room

19'0" x 8'2" (5.8 x 2.5)

With a door from the lounge, fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, electric oven, gas hob, door to utility, double glazed windows to rear and side, space for fridge freezer, tiled floor and a central heating radiator.

## Utility Room

8'6" x 4'11" (2.6 x 1.5)

With a door from the kitchen, plumbing for washing machine, boiler, double glazed door to rear, tiled floor, double glazed window to side and a central heating radiator.

## Bedroom One

12'5" x 10'2" (3.8 x 3.1)

With a door from the landing, exposed floorboards, double glazed window to front, fitted wardrobes and a central heating radiator.

## Bedroom Two

9'2" x 8'2" (2.8 x 2.5)

With a door from the landing, exposed floorboards and a double glazed window to rear.

## Bathroom

With a door from the landing, double glazed window to rear, part tiled walls, tiled floor, WC, wash hand basin, bath with shower attachment and a central heating radiator.

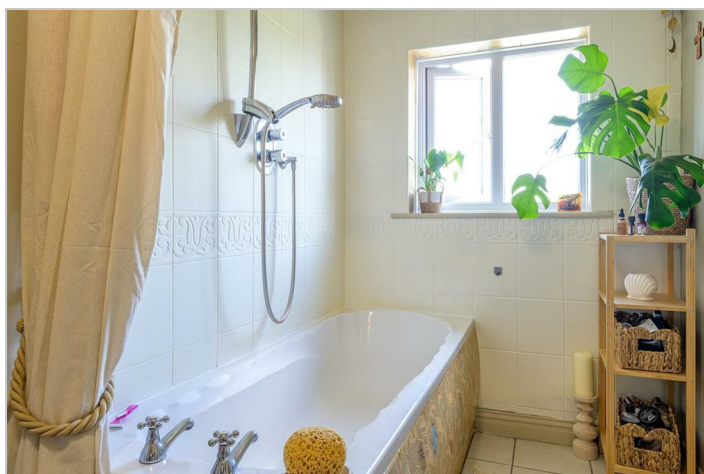
## Garden

With access from the kitchen breakfast room this low maintenance private rear garden has a patio area with chipping stone borders, mature shrubs, plants and trees and a summerhouse.

## Garden Office

8'2" x 6'10" (2.5 x 2.1)

With a double glazed door to front, double glazed window to front, power and light.





Road Map



Hybrid Map



Terrain Map

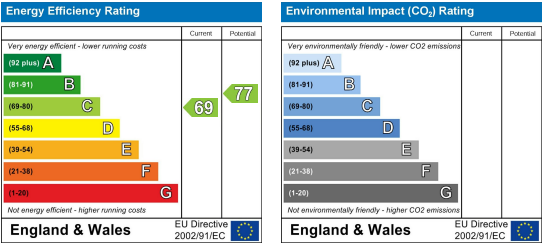


Floor Plan



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.