

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ragees Road

Kingswinford, DY6 8NQ

£95,000



# 83 Ragees Road

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£95,000



## Front of the Property

With a double glazed door to the porch and gated side access.

## Porch

With a double glazed door to side and a door to the lounge.

## Lounge

16'0" max x 12'1" max (4.89 max x 3.69 max)

With a door leading from the porch, electric fire with brick feature fireplace, storage cupboards, double glazed window to front, opening to kitchen, door leading to bedroom and two electric heaters.

## Kitchen

6'6" x 7'6" (2.0 x 2.3 )

With an opening from the lounge, tiled floor, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated oven with induction hob and extractor fan above, plumbing for washing machine, one and a half bowl stainless steel sink and drainer, space for fridge freezer, door to rear hall and a double glazed window to side.

## Rear Hall

With a door leading from the kitchen, tiled floor, airing cupboard, door to shower room and electric heater.

## Shower Room

With a door leading from the rear hall, tiled floor and walls, WC, walk in shower cubicle, wash hand basin set into vanity unit, double glazed window to rear, recessed spotlights and a chrome heated towel rail.

## Bedroom

With a door leading from the lounge, fitted wardrobes, electric heater and a double glazed sliding door leading to the rear garden.

## Garden

With a double glazed sliding door leading from bedroom one, decked seating area, outdoor tap, steps down to further seating area and gated side access.



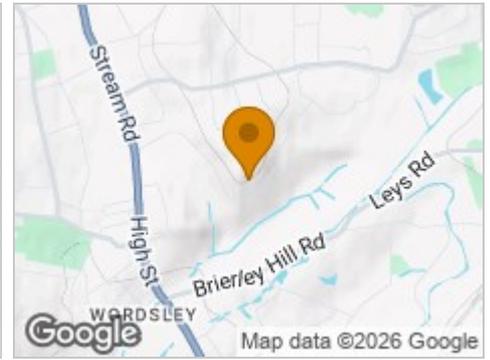
## Road Map



## Hybrid Map



## Terrain Map



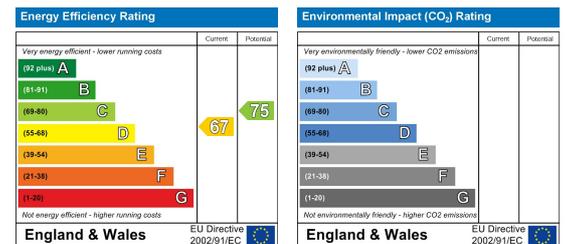
## Floor Plan



## 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.