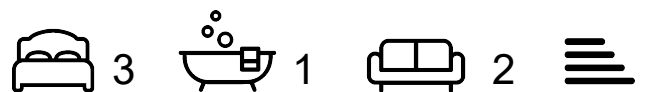


# HUNTERS®

HERE TO GET *you* THERE



Larch Road  
Kingswinford, DY6 8DL



Council Tax: B





# Larch Road

Kingswinford, DY6 8DL

£220,000



## Front of the Property

To the front of the property is a chipping stoned driveway, double glazed door to the hall and further door to the kitchen.

## Hall

With a door leading from the front of the property, open to the lounge, door to the kitchen, stairs to the first floor, two storage cupboards, double glazed window to the side and a central heating radiator.

## Lounge

12'1" x 11'9" (3.7 x 3.6)

Opening from the hall, open fire with cast iron surround, double glazed window to the front, laminate flooring and a central heating radiator.

## Kitchen Breakfast Room

12'9" x 11'1" (3.9 x 3.4)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, space for a fridge/freezer, dryer and cooker with extractor above, plumbing for a washing machine, doors to the front and rear, windows to the front and rear, open to the sitting room and a central heating radiator.

## Sitting Room

11'9" x 10'9" (3.6 x 3.3)

Opening from the kitchen, double glazed sliding door to the rear garden, potential for gas fire with tiled hearth, laminate flooring and a central heating radiator.

## Landing

With stairs leading from the hall, double glazed window to the side, doors to rooms and loft access with fitted ladders.

## Bedroom One

12'1" x 10'2" (3.7 x 3.1)

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

## Bedroom Two

11'1" x 9'6" (3.4 x 2.9)

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

### Bedroom Three

9'2" x 7'6" (2.8 x 2.3)

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

### Bathroom

With a door leading from the landing, corner bath with shower over, WC, wash hand basin, part tiled walls, recessed spotlights, double glazed windows to the rear and side and a central heating radiator.

### Garden

With access from the kitchen and sitting room to a decked area with patio area and further decking beyond, there is a lawn which is bordered with mature shrubs, plants and trees.





Road Map



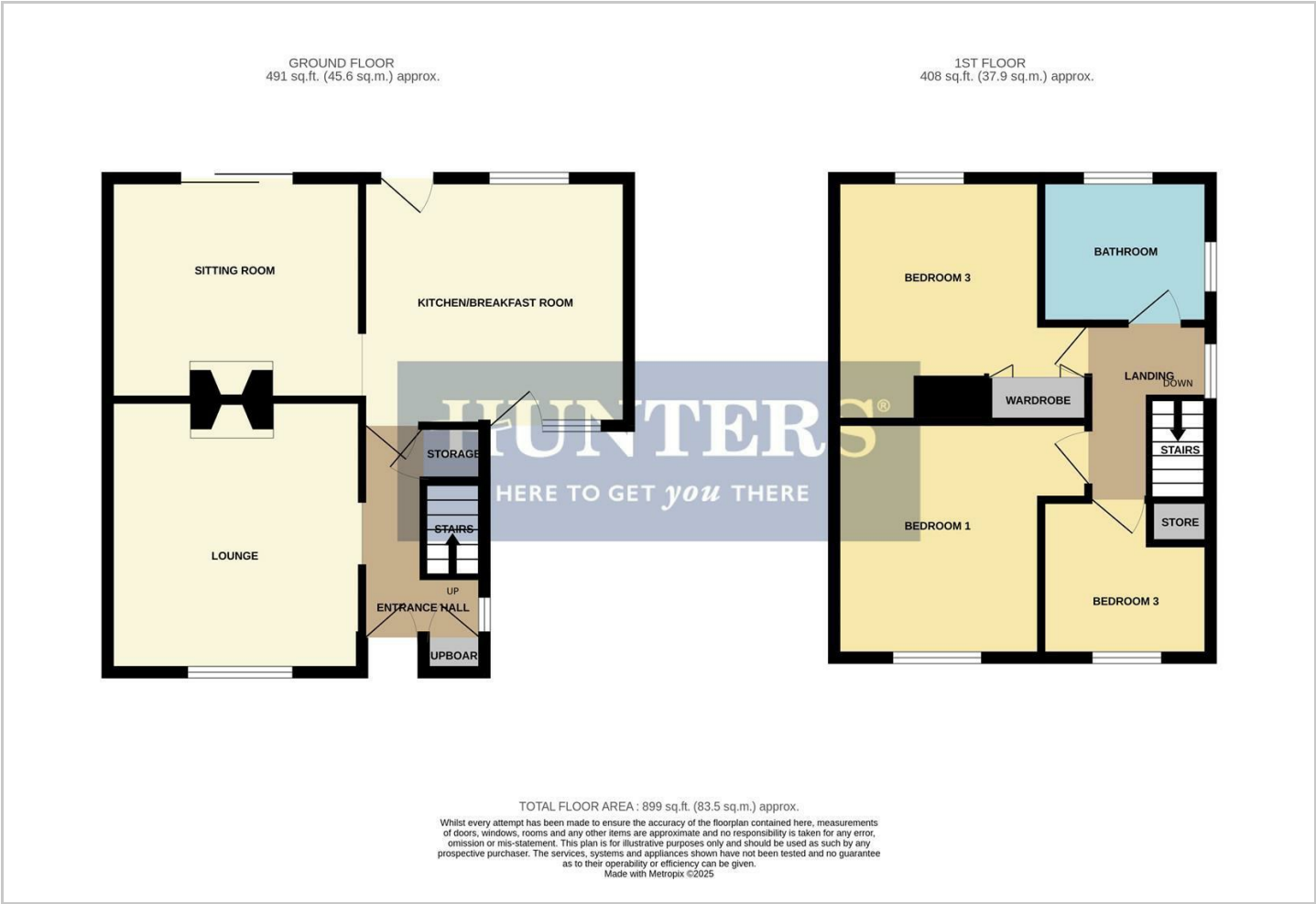
Hybrid Map



Terrain Map

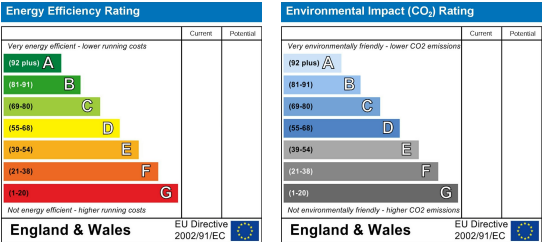


Floor Plan



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.