

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Victoria Street

Wall Heath, Kingswinford, DY6 0JL

£300,000



# 45 Victoria Street

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## Front of the Property

To the front of the property is a block paved driveway, gated side access, double glazed door to the front and an up and over door leading to the garage.

## Entrance Hall

14'10" x 5'5" (4.54 x 1.66)

With a double glazed door and window to the front, stairs leading to the first floor landing, storage cupboard, door leading to lounge / dining room and a central heating radiator.

## Lounge / Dining Room

21'0" (max) x 13'7" (max) (6.42 (max) x 4.15 (max))

With a door from the entrance hall, space for dining table, door leading to kitchen, double glazed sliding door leading to rear garden, recessed spotlights, vertical central heating radiator and a central heating radiator.

## Kitchen

8'3" x 8'3" (2.53 x 2.52)

With a door from the lounge, fitted kitchen with a range of wall and base units, work surfaces over, tiled splashback, space for tall fridge and freezer, integrated oven with gas hob over, Belfast sink and drainer, double glazed door and window to the side and a central heating radiator.

## Landing

With stairs from the entrance hall, loft access and doors leading to various rooms.

## Bedroom One

9'11" x 11'7" (3.04 x 3.55)

With a door from the first floor landing, fitted wardrobes with sliding doors, double glazed window to the front and a central heating radiator.

## Bedroom Two

12'6" x 7'9" (3.82 x 2.37)

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

## Bedroom Three

8'11" x 5'7" (2.72 x 1.71)

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

## Shower Room

6'9" x 7'8" (2.08 x 2.36)

With a door from the first floor landing, tiled walls and flooring, wash hand basin set into vanity unit, WC, walk-in shower cubical with waterfall shower and separate shower attachment, storage cupboard and a vertical central heating radiator.

## Garden

With double glazed sliding doors from the dining area, patio area, lawn beyond, mature shrub borders, garden shed, gated side access and an outdoor tap.

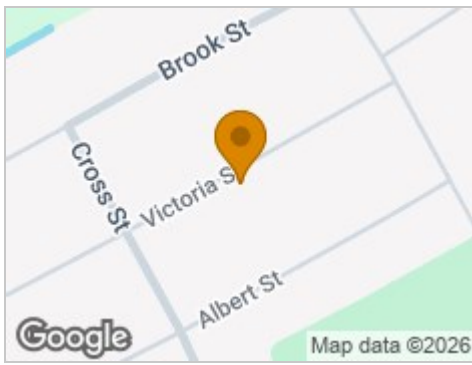
## Garage

9'10" x 7'10" (3.00 x 2.41)

With an up and over garage door from the front, power and lighting, wall mounted boiler and space for a tumble dryer.



## Road Map



## Hybrid Map



## Terrain Map



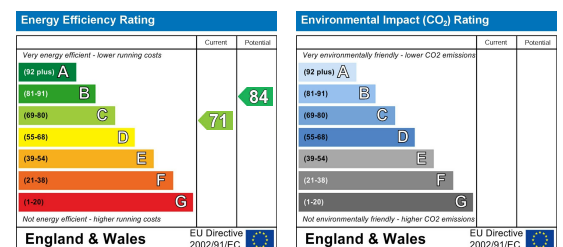
## Floor Plan



## 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.