

# HUNTERS®

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Nanaimo Way

Kingswinford, DY6 8RD



# Nanaimo Way

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### Front of The Property

To the front of the property there is a new tarmacadam driveway with gate to side providing access to the rear garden and a double glazed composite door leading to the porch.

### Porch

With a double glazed composite door to front, double glazed windows to front and side, tiled floor and door to entrance hall.

### Entrance Hall

5'10" x 10'8" (1.78 x 3.25)

With a door leading from the porch, built in under stairs storage, further storage cupboard, double glazed window to side, stairs to the first floor landing, doors to the lounge and kitchen dining room, laminate floor and a central heating radiator.

### Lounge

10'1" x 13'7" (3.07 x 4.14)

With a door leading from the entrance hall, double glazed window to front, laminate floor and a central heating radiator.

### Kitchen Diner

7'9" x 21'4" (2.36 x 6.5)

With a door leading from the entrance hall this modern re fitted kitchen is fitted with a range of soft close high gloss wall and base units, work surfaces with glass splash back, one and a half sink and drainer, electric oven and hob, stainless steel extractor fan, integrated fridge freezer, tiled floor, storage cupboard, double glazed sliding door to garden, double glazed window to side, doors to cloakroom and utility room and two central heating radiators.

### Cloakroom

With a door leading from the kitchen, WC, wash hand basin, part tiled walls, tiled floor, double glazed window to side and a central heating radiator.

### Utility Room

With a door leading from the kitchen, work surfaces with base cupboard, plumbing for washing machine and dishwasher, space for tumble dryer and other appliances, double glazed windows to side, double glazed door to garden, tiled floor and a central heating radiator.

## Landing

With stairs leading from the entrance hall, loft access, double glazed window to side, doors to various rooms and a central heating radiator.

## Bedroom One

9'6" x 13'6" (2.9 x 4.11)

With a door leading from the landing, double glazed window to front, storage cupboard housing boiler, fitted wardrobes, laminate floor and a central heating radiator.

## Bedroom Two

10'0" x 11'9" (3.05 x 3.58)

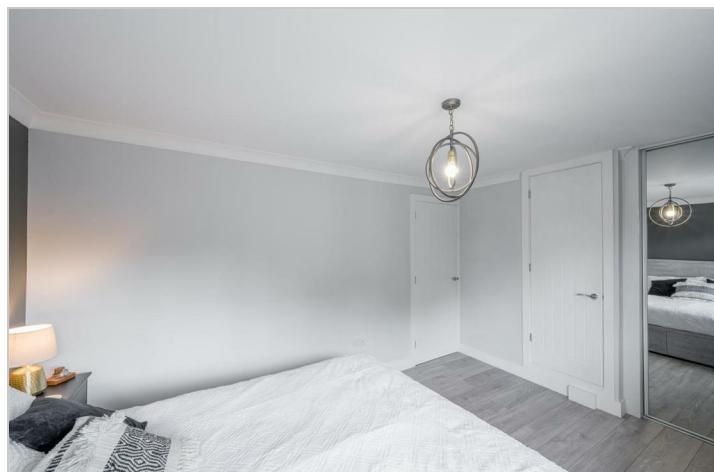
With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from the landing this modern re fitted bathroom has a bath with waterfall shower head and separate shower attachment, tiled floor and walls, WC, wash hand basin set into vanity unit, double glazed window to side, recessed spotlights and a chrome heated towel rail.

## Garden

With access via a double glazed sliding door from the kitchen dining room and a double glazed door from the utility room to a gravelled and paved area with lawn beyond, shed and gate to side providing access to the front of the property.



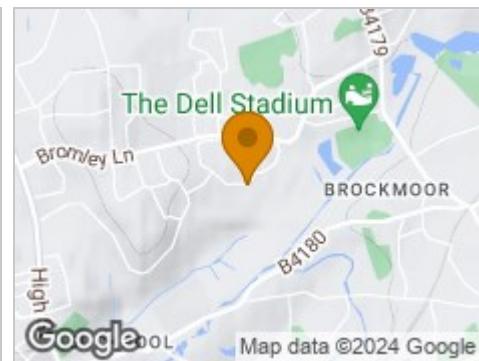
## Road Map



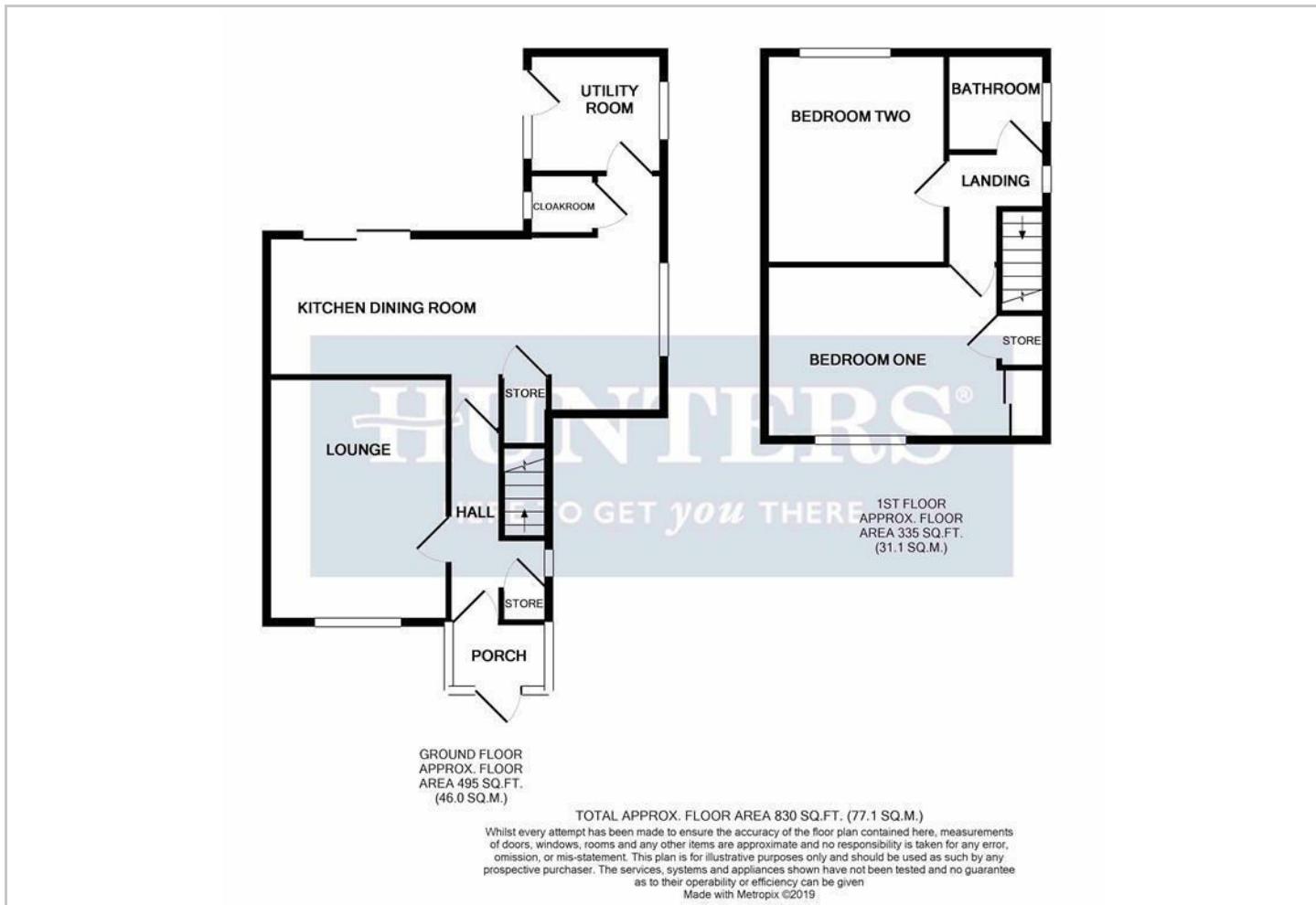
## Hybrid Map



## Terrain Map



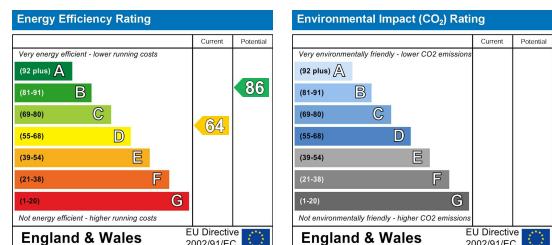
## Floor Plan



## 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.