

# HUNTERS®

HERE TO GET *you* THERE



Dudley Road  
Kingswinford, DY6 8BS



Council Tax: C





# Dudley Road

Kingswinford, DY6 8BS

£269,500



## Front Of The Property

To the front of the property there is a generous size concrete print driveway with lawn to side, path to front door and gated side access.

## Entrance Hall

With a double glazed door to front, storage cupboard housing boiler, stairs to the first floor landing, doors to rooms, wooden floor and a central heating radiator.

## Lounge

12'1" + bay x 10'5" (3.7 + bay x 3.2)

With a door leading from the entrance hall, gas fire with decorative surround, double glazed bay window to front, double doors to dining room, laminate floor and a central heating radiator.

## Dining Room

12'9" x 10'5" (3.9 x 3.2)

With double doors from the dining room and door to the hall, double glazed doors to conservatory and a central heating radiator.

## Conservatory

12'1" x 8'6" (3.7 x 2.6)

With double doors from the dining room, opening to kitchen, double glazed doors to rear garden, ceiling light and fan, double glazed window to rear and tiled floor.

## Kitchen

17'4" x 7'2" (5.3 x 2.2)

With a door leading from the hall and opening from conservatory this kitchen is fitted with wall and base units, work surfaces with tiled splashback, space for cooker with stainless steel cooker hood, one and a half sink and drainer, double glazed windows to rear and side, integrated microwave and dishwasher, plumbing for washing machine and tiled floor.

## Landing

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

## Bedroom One

15'1" into bay x 10'5" (4.6 into bay x 3.2)

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

### Bedroom Two

12'9" x 10'5" (3.9 x 3.2)

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

### Bedroom Three

7'6" x 5'10" (2.3 x 1.8)

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

### Shower Room

With a door leading from the landing, shower cubicle, WC, wash hand basin, tiled walls, recessed spotlights and a double glazed window to rear.

### Garden

With double glazed doors from the conservatory, this well maintained private rear garden has a patio area with lawn beyond with shrubs and decking and gated side access.



Road Map



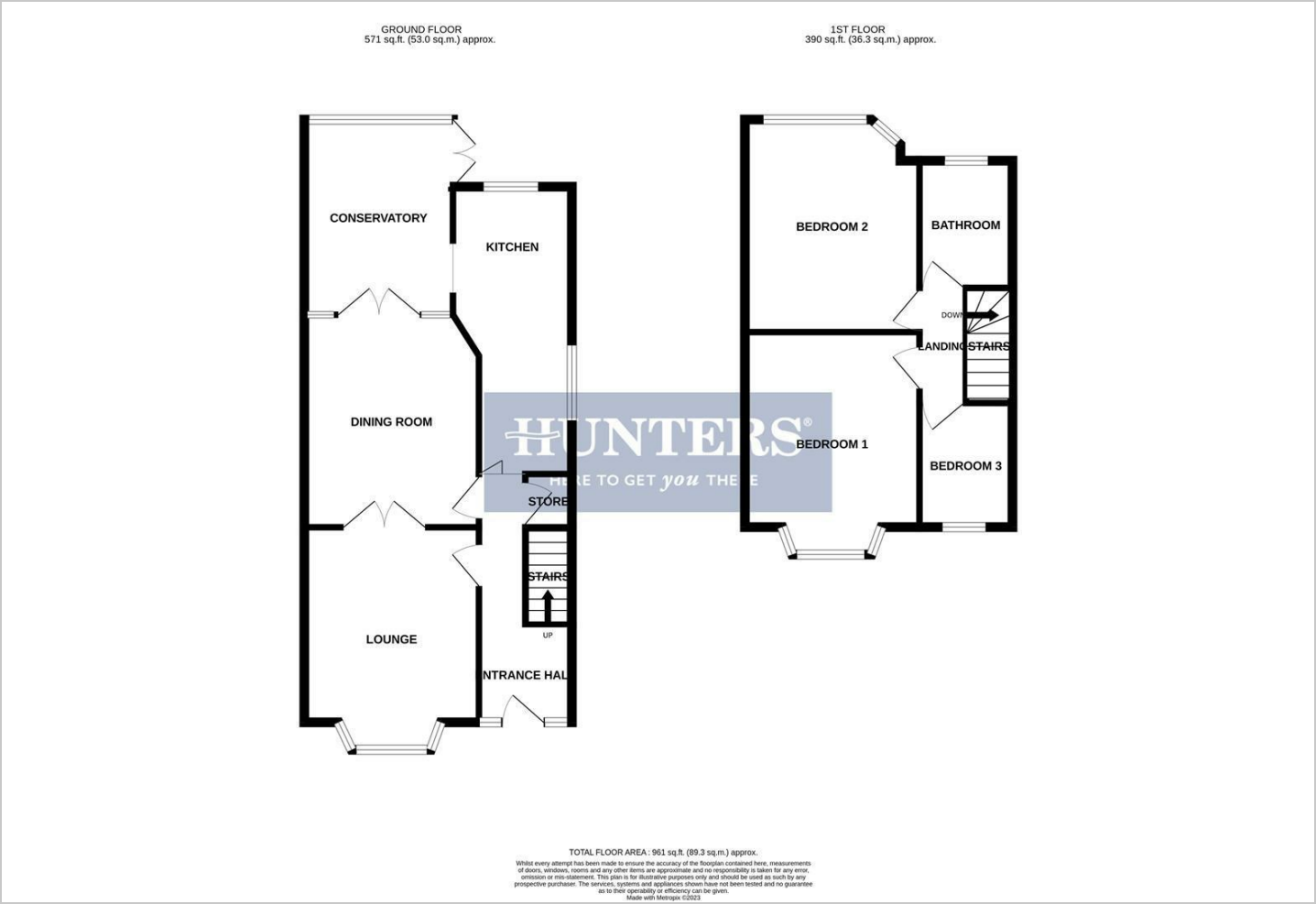
Hybrid Map



Terrain Map

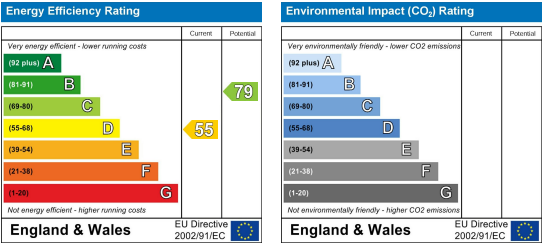


Floor Plan



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.