

# HUNTERS®

HERE TO GET *you* THERE



**Earl Street**  
Kingswinford, DY6 9UD



Council Tax: C



# Earl Street

## Kingswinford, DY6 9UD

Offers Over £250,000



### Front Of The Property

To the front of the property there is a driveway leading to the double garage and doors leading to the entrance hall and lounge.

### Entrance Hall

With a door leading from the side of the property, windows to side and front, doors to cloakroom and kitchen.

### Cloakroom

With a door leading from the entrance hall, WC, wash hand basin and a central heating radiator.

### Kitchen

8'10" x 8'10" (2.7 x 2.7)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for dishwasher, space for cooker, double doors to the lounge, double glazed window to side, double glazed door to side and opening to the inner hall.

### Lounge

With a double glazed door to front, double glazed window to front, gas fire, storage cupboard and a central heating radiator.

### Inner Hall

Opening from the kitchen, door to sitting room and stairs to the first floor landing.

### Sitting Room

13'5" x 12'1" (4.1 x 3.7)

With a door from the inner hall, double glazed sliding doors to rear and two central heating radiators.

### Landing

With stairs leading from the inner hall, storage cupboard housing boiler, loft access, doors to rooms and a central heating radiator.

### Bedroom One

12'1" x 12'1" (into wardrobes) (3.7 x 3.7 (into wardrobes))

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

## Bedroom Two

14'1" x 10'9" (4.3 x 3.3)

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

## Wet Room

With a door leading from the landing and having a fitted shower, WC, wash hand basin, double glazed window to the side and a central heating radiator.

## Double Garage

21'3" x 16'4" (6.5 x 5)

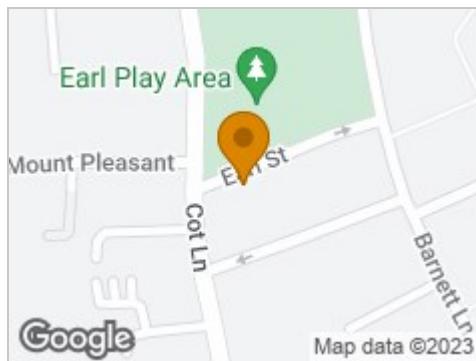
With two up and over doors to front, lighting and door to the garden.

## Garden

With access from the sitting room, this private rear garden has a patio area with lawn beyond which has shrub borders, chipping stones, useful store and a door to the double garage.



## Road Map



## Hybrid Map



## Terrain Map

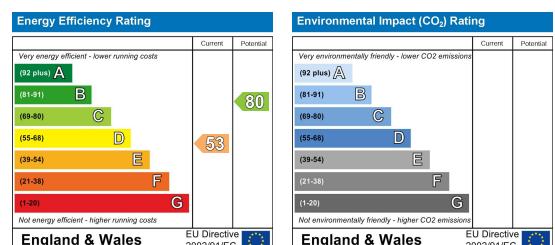


## Floor Plan



## 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.