

HUNTERS®

HERE TO GET *you* THERE



Ranleigh Avenue

Kingswinford, DY6 8PY

£359,950



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FRONT OF THE PROPERTY

To the front of the property there is a crater print style driveway leading to the front door, garage with electric roller door, and a path providing side access to the rear garden.

ENTRANCE HALL

With a door leading from the side of the property this spacious entrance hall has solid oak wood flooring, hand made oak staircase leading to the first floor, stainless steel alarm panel inset into wall, solid oak doors leading to various rooms and a column style central heating radiator.

LOUNGE

16'0" x 20'11" (4.88 x 6.38)

With a door leading from the hall, solid oak wood flooring, gas fire with hand made oak surround, decorative coving and dado, two double glazed windows to the front, one to the side and one through to the hall and two column style central heating radiators.

KITCHEN

7'7" x 10'0" (2.31 x 3.05)

With a door leading from the hall this modern fitted kitchen has a range of wall and base units with granite work surfaces, space for a range cooker with integrated extractor fan over, integrated fridge & dishwasher, one and a half sink and drainer, carbon drinking water filter tap, tiled flooring, recess spotlights, double glazed window and door to the side and a central heating radiator.

BATHROOM

With a door leading from the hall this luxury fitted bathroom has a slipper style bath with claw feet, wash hand basin, WC, heated towel rail, tiled flooring, part tiled walls, double glazed window to the side and recess spotlights.

BEDROOM THREE

9'11" x 10'0" (3.02 x 3.05)

With a door leading from the hall, solid oak flooring, double glazed window leading through to the conservatory and a column style central heating radiator.

BEDROOM FOUR/DINING ROOM

10'5" x 10'5" (3.18 x 3.18)

With a door leading from the hall, double glazed sliding patio door leading through to the conservatory, tiled flooring, double glazed window to the side and a column style central heating radiator.

CONSERVATORY

8'6" x 20'6" (2.59 x 6.25)

With a double glazed sliding patio door leading from the dining room this conservatory has tiled flooring, double glazed french doors leading out to the garden, wall mounted gas heater and a double glazed door leading to the garage.

LANDING

With stairs leading from the entrance hall, doors to various rooms, double glazed window to the side, solid oak flooring, door leading to the airing cupboard and recess spotlights.

MASTER BEDROOM

9'9" x 13'1" (2.97 x 3.99)

With a door leading from the landing, built in wardrobes with mirror fronted sliding doors, double glazed windows to the side and rear and a central heating radiator.

BEDROOM TWO

9'1" x 9'3" (2.77 x 2.82)

With a door leading from the landing, double glazed window to the side, door leading to the study/walk in wardrobe and a central heating radiator.

STUDY/WALK IN WARDROBE

9'3" x 10'2" (2.82 x 3.1)

With a door leading from bedroom two this useful room could be used as either an study/office or as storage space has a velux skylight, recess spotlights and eaves storage to both sides.

SHOWER ROOM

With a door leading from the landing this modern fitted shower room has a double shower, wash hand basin and WC set into vanity unit with work surface, shaver point, fully tiled walls and floor and a column style heated towel rail.

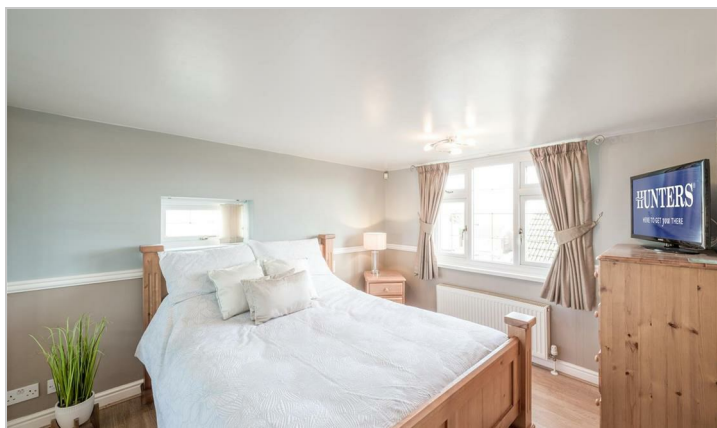
GARAGE WITH UTILITY AREA

8'1" x 32'11" (2.46 x 10.03)

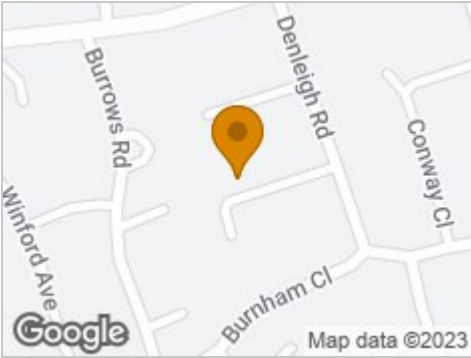
With an electric roller shutter door to the front, double glazed door leading to the conservatory, part tiled flooring, double glazed window to the side, fitted wall and base cupboard units, stainless steel sink, plumbing for a washing machine, space for a tall fridge/freezer and dryer, wall mounted boiler and a central heating radiator.

GARDEN

With steps leading down from the conservatory this beautifully laid out rear garden has a lawn with two built up patio areas to either side, planted borders, crater print style patio which leads round to the front of the property, outside light, electric point and taps.



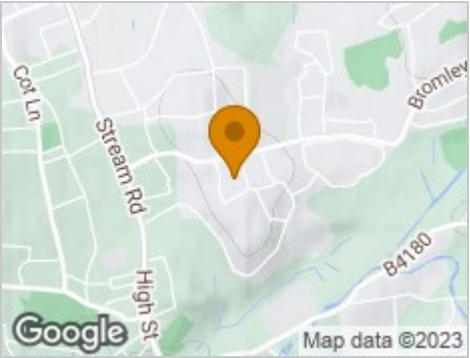
Road Map



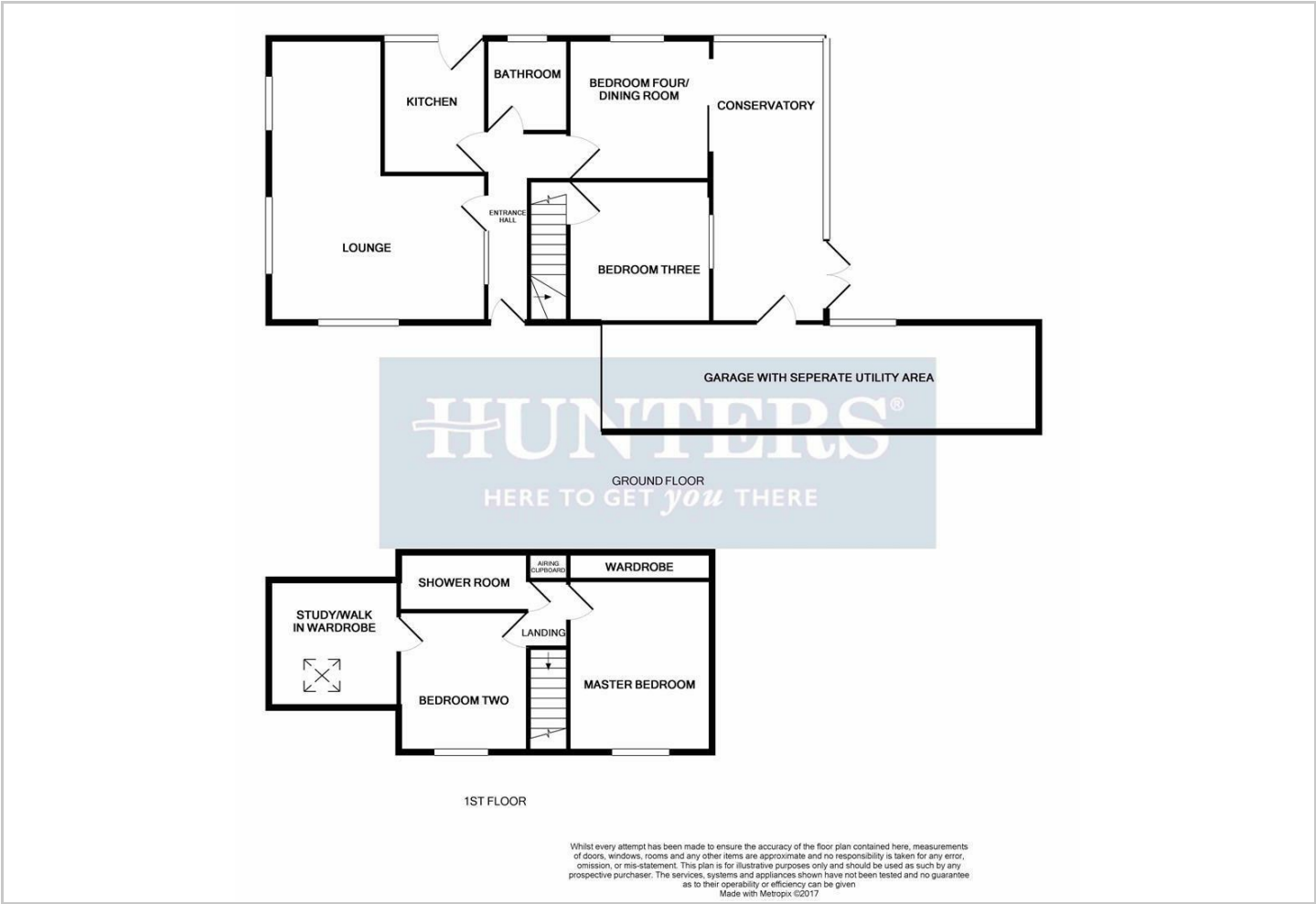
Hybrid Map



Terrain Map

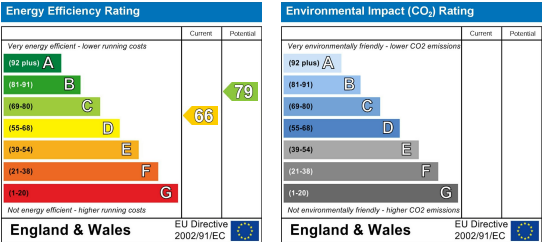


Floor Plan



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.