

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 12 Great Western Way

Kingswinford, DY6 7BA

Asking Price £235,000

 3  null  null  B

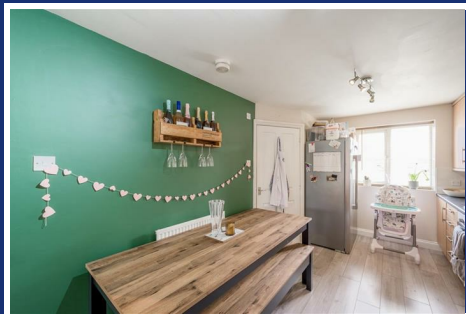




# 12 Great Western Way

Kingswinford, DY6 7BA

Asking Price £235,000



## FRONT OF THE PROPERTY

To the front of the property there is a path leading to the front door with shrubs.

## ENTRANCE HALL

With a double glazed door leading from the front, laminate floor, stairs to the first floor landing, door to kitchen dining room and a central heating radiator.

## KITCHEN DINING ROOM

9'2" x 16'9" (2.8 x 5.1)

With a door leading from the entrance hall, doors to lounge and cloakroom, fitted with a range of wall and base units, work surfaces with tiled splash back, electric oven, gas hob with stainless steel cooker hood, one and a half stainless steel sink and drainer, space for fridge freezer, laminate floor, storage cupboard, plumbing for washing machine and double glazed window to front.

## CLOAKROOM

With a door leading from the kitchen dining room, double glazed window to the side, WC, wash hand basin, laminate floor, extractor fan and a central heating radiator.

## LOUNGE

12'10" x 13'5" (3.9 x 4.1)

With a door leading from the kitchen, double glazed doors to rear, laminate floor and two central heating radiators.

## FIRST FLOOR LANDING

With stairs leading from the entrance hall, double glazed windows to front and side, doors to various rooms, stairs to the second floor and a central heating radiator.

## BEDROOM TWO

12'2" x 12'10" (3.7 x 3.9)

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

## BATHROOM

With a door leading from the first floor landing, bath with shower over, WC, wash hand basin, extractor fan, part tiled walls and a central heating radiator.

## BEDROOM THREE

6'3" x 10'10" (1.9 x 3.3)

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

## SECOND FLOOR LANDING

With stairs leading from the first floor landing, door to bedroom one, double glazed window to side and a central heating radiator.

## BEDROOM ONE

12'2" x 12'10" (3.7 x 3.9)

With a door leading from the second floor landing, door to en suite, two skylight windows to rear, built in wardrobes, storage cupboard, loft access and a central heating radiator.

## EN SUITE

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, extractor fan, double glazed window to front and a central heating radiator.

## GARDEN

With access from the lounge to a patio area, steps to artificial lawn and a further path to rear with a gate leading to the allocated parking.

Tel: 01384 443331



## PARKING

This property comes with two allocated parking spaces situated to the rear of the property.





Road Map



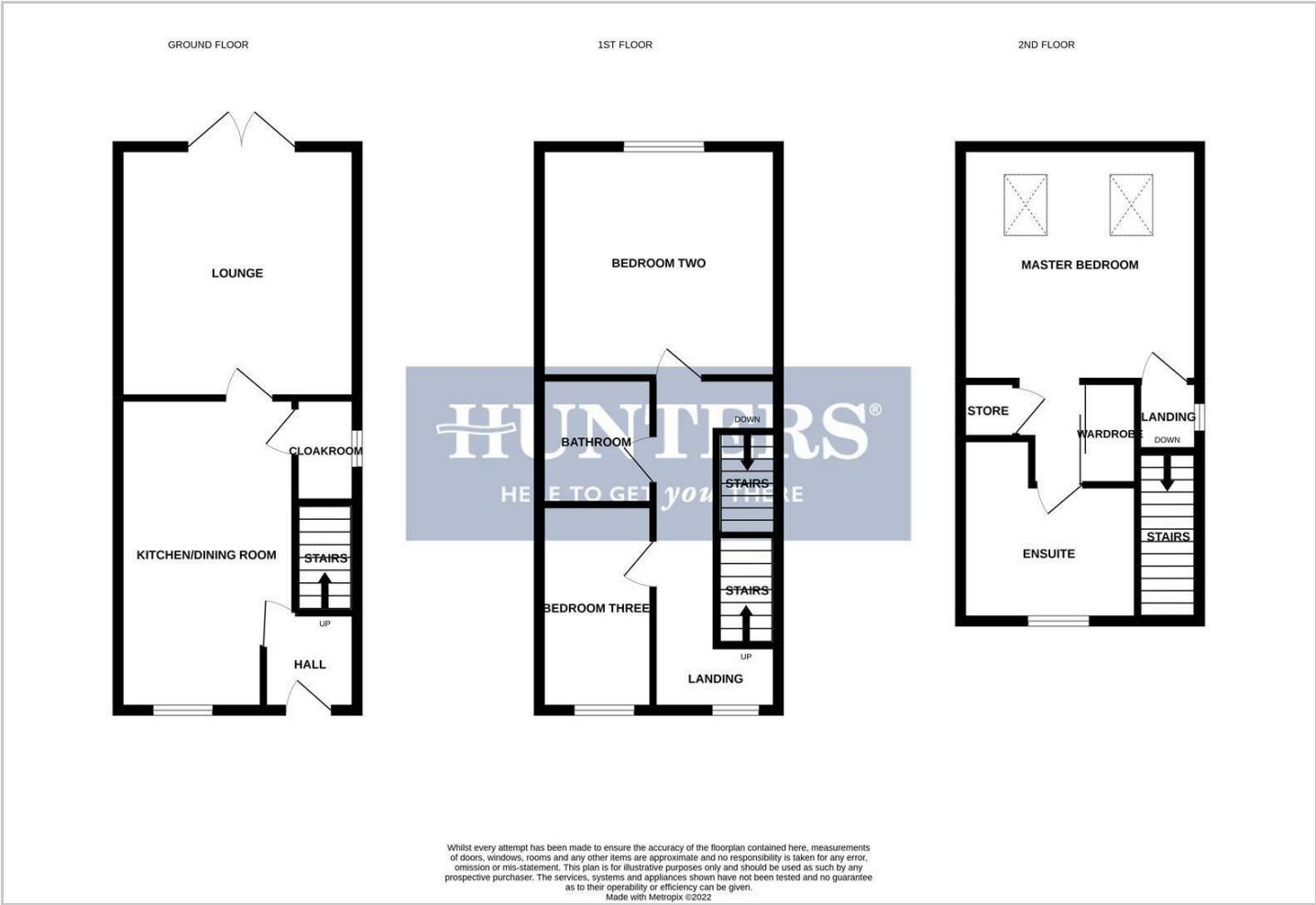
Hybrid Map



Terrain Map



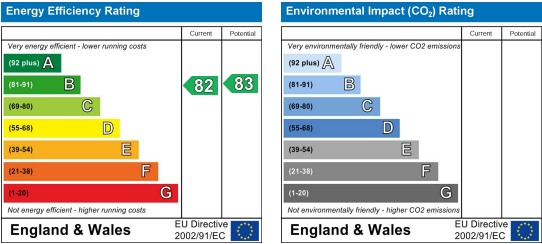
Floor Plan



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.