

# HUNTERS®

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## Kenilworth Close

Wordsley, DY8 5HW



Council Tax: C





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£279,950



## Front of the Property

To the front of the property there is a driveway with shrub border to the front, steps leading to a gate providing to the front door and to the rear garden.

## Entrance Hall

With a double glazed door leading from the side, double glazed window to side, door to further hall which has doors to the shower room and bedroom three, door to the lounge, open to the kitchen, storage cupboard, recessed spotlights and a central heating radiator.

## Kitchen

10'2" x 8'10" (3.1 x 2.7)

With an opening leading from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaced with tiled splash back, one and a half ceramic sink and drainer, electric oven and hob with stainless steel cooker hood, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, double glazed window to rear, tiled floor and a central heating radiator.

## Lounge Dining Room

31'2" x 11'1" (9.5 x 3.4)

With a door leading from the entrance hall, double glazed sliding door to patio area, double glazed window to front, log burner with tiled hearth and two central heating radiators.

## Shower Room

With a door leading from the entrance hall this modern fitted shower room has a shower cubicle, WC, wash hand basin set into vanity unit, double glazed window to side and a chrome heated towel rail.

## Bedroom Three

10'2" x 8'10" (3.1 x 2.7)

With a door leading from the entrance hall, double glazed windows to front and side and a central heating radiator.

## Landing

With stairs leading from the entrance hall to an office area with eaves storage, storage cupboard and doors to various rooms.

Tel: 01384 443331

### Bedroom One

12'9" x 9'10" (3.9 x 3)

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

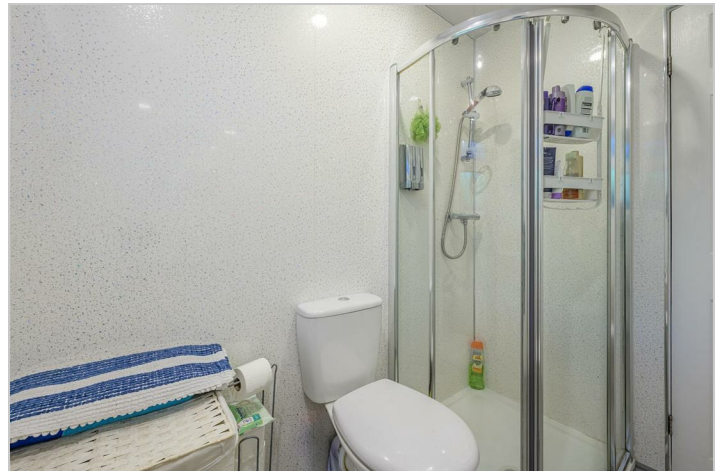
### Bedroom Two

10'2" x 9'2" (3.1 x 2.8)

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

### Garden

With a double glazed sliding door leading from the lounge dining room and steps leading to a lovely patio area with far reaching views, there is a further patio area with a gate providing access to the front of the property and steps to a further patio. These steps lead down to a secluded patio/seating area, garden shed, external lighting and outdoor power and water supply.



Road Map



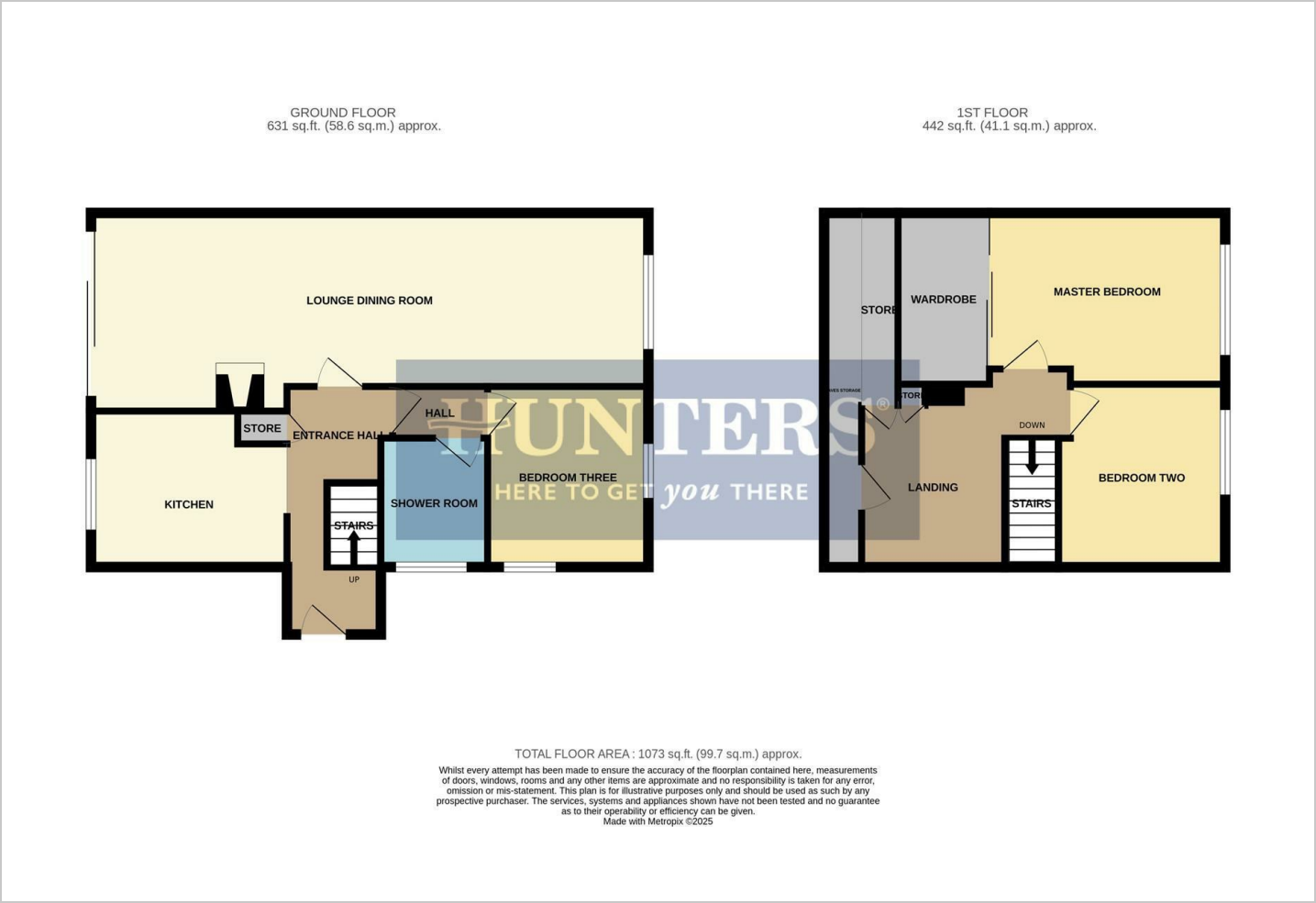
Hybrid Map



Terrain Map

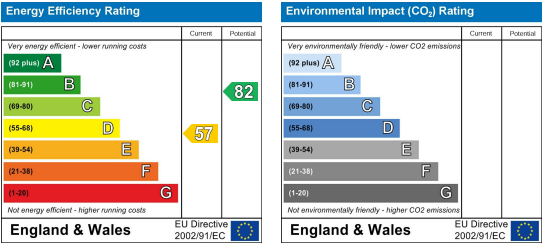


Floor Plan



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.