

HUNTERS[®]

HERE TO GET *you* THERE



Wellington Close

Kingswinford, DY6 8JG



Council Tax: D



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£315,000



Front Of The Property

To the front of the property is a block paved driveway with shrub border, double glazed sliding door to the porch and garden room and gated side access.

Porch

With a double glazed patio door to front, double glazed window to side, tiled floor and a double glazed composite door to entrance hall.

Entrance Hall

With a double glazed composite door from the porch, tiled floor, door to lounge and a central heating radiator.

Lounge

18'4" x 12'1" (5.6 x 3.7)

With a door from the entrance hall, to the kitchen and inner hall, double glazed windows to front and side, electric fire with decorative surround and a central heating radiator.

Kitchen

12'1" x 7'2" (3.7 x 2.2)

With a door from the lounge, this kitchen is fitted with wall and base units, work surfaces with tiled splashback, electric hob and oven, extractor fan, stainless steel sink and drainer, double glazed door to side, double glazed window to side, plumbing for washing machine and dishwasher, wall mounted boiler and tiled floor.

Inner Hall

With a door from the lounge and to further rooms, airing cupboard and loft access to a boarded loft.

Bedroom One

13'5" x 8'10" (4.1 x 2.7)

With a door from the inner hall, built in wardrobes, double glazed window to rear and a central heating radiator.

Shower Room

With a door from the inner hall, shower cubicle, WC, wash hand basin, double glazed window to side, tiled walls and a chrome heated towel rail.

Bedroom Two

10'9" x 8'6" (3.3 x 2.6)

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

Conservatory

15'8" x 8'10" (4.8 x 2.7)

With double glazed patio doors from bedroom two and to the rear, double glazed windows, underfloor heating and a central heating radiator.

Garden Room

With double glazed patio doors to front this impressive garden room has three double glazed windows, two glass lantern windows, further patio doors leading to the rear garden, tiled flooring and recessed spotlights.

Garden

With access from the conservatory to a patio with shrubs and gated side access.



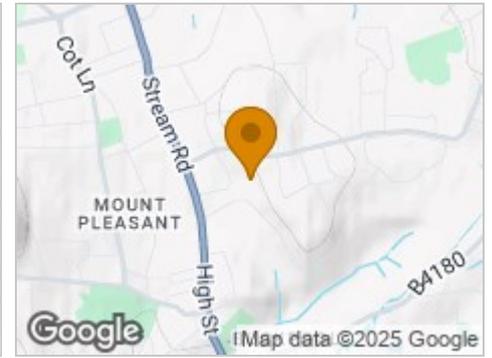
Road Map



Hybrid Map



Terrain Map

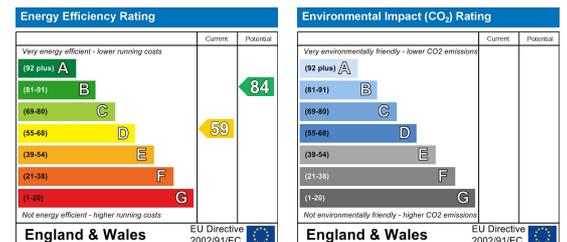


Floor Plan



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.

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