

# HUNTERS®

HERE TO GET *you* THERE



Albermarle Road

Kingswinford, DY6 8TA

£225,000





# 291 Albermarle Road

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£225,000



## Front of the Property

With a lawn to front and mature shrub borders, tarmacadam driveway to side, up and over door to garage and a double glazed door to side.

## Entrance Hall

With a double glazed door to side, double glazed window to side, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

## Lounge Dining Room

10'9" x 15'4" (3.28 x 4.69)

With a door leading from the entrance hall, space for dining table, gas fire with decorative surround, double glazed bow window to front and a central heating radiator.

## Bathroom

7'10" x 5'4" (2.39 x 1.65)

With a door leading from the entrance hall, part tiled walls, WC, wash hand basin, bath with shower over, storage cupboard, double glazed window to rear and a central heating radiator.

## Kitchen

6'6" x 11'5" (2.0 x 3.49)

With a door leading from the entrance hall, range of fitted wall and base units with worksurfaces over and tiled splash back, space for oven, space for tall fridge freezer, plumbing for washing machine, stainless steel sink and drainer, double glazed window to rear, double glazed door to conservatory and a central heating radiator.

## Conservatory

12'4" x 6'3" (3.77 x 1.91)

With a double glazed door leading from the kitchen, double glazed windows to front and side and double glazed sliding door leading to the garden.

## Landing

With stairs leading from the entrance hall, doors leading to bedroom one and two and loft access.

## Bedroom One

9'10" x 15'5" (3.00 x 4.71)

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

### Bedroom Two

9'10" x 9'8" (3.02 x 2.97)

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

### Jack and Jill WC

9'10" x 5'6" (3.01 x 1.69)

With doors leading from bedroom one and two, WC, wash hand basin, double glazed window to side, storage cupboard, eaves storage and a central heating radiator.

### Garden

With a door leading from the conservatory, patio area, lawn beyond, raised shrub borders, decorative chipping stones and door leading to garage.

### Garage

18'11" x 7'8" (5.77 x 2.34)

With an up and over door to front, power and light, window to side and rear and outdoor tap point.



Road Map



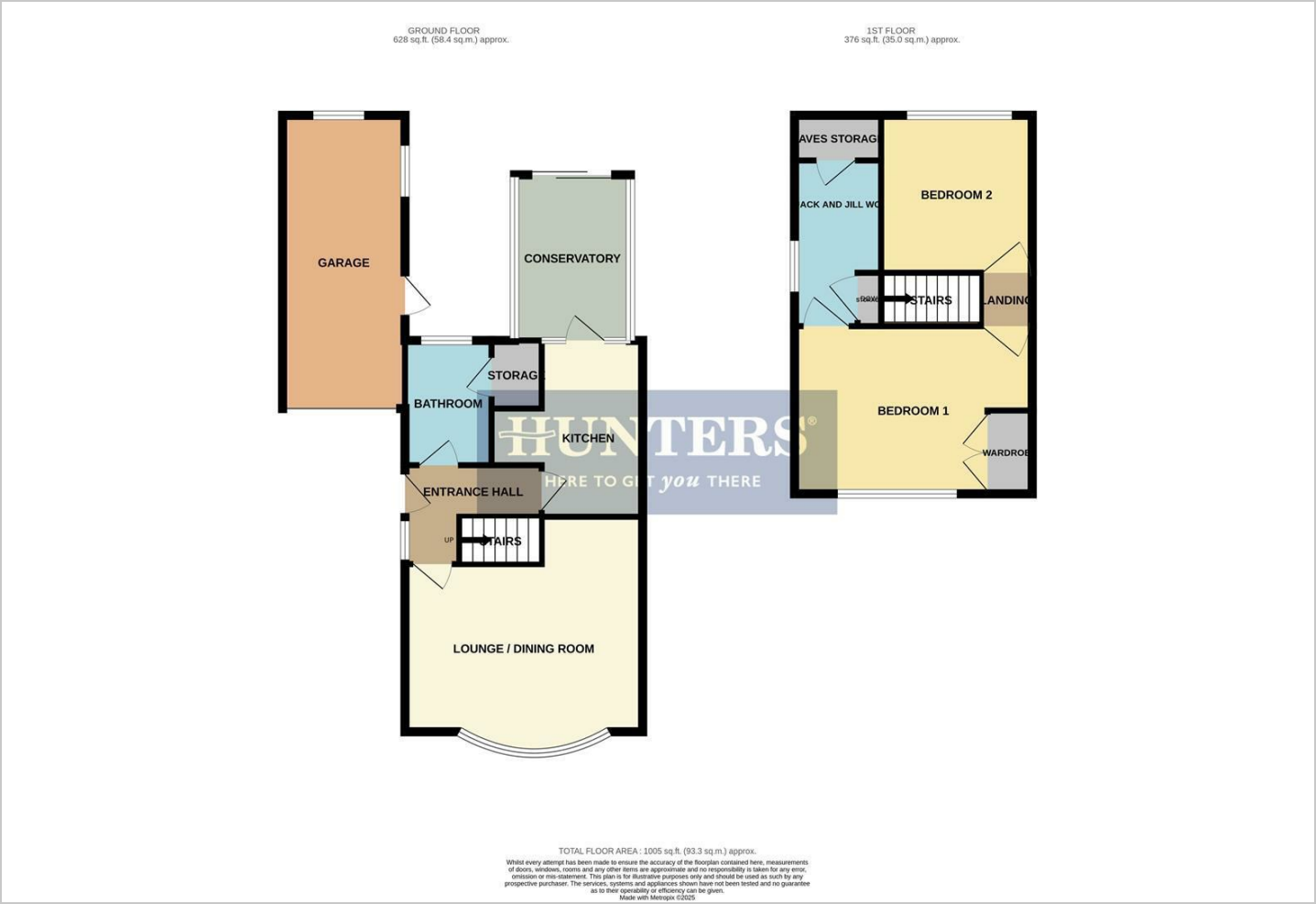
Hybrid Map



Terrain Map



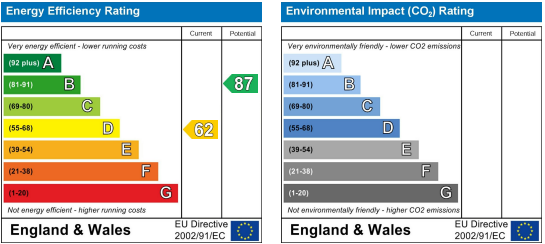
Floor Plan



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.