

HUNTERS®

HERE TO GET *you* THERE



Kinver Lane

Caunsall, Kidderminster, DY11 5YJ

Offers In The Region Of £325,000



Council Tax: B



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Front of The Property

To the front of the property there is a large block paved driveway providing ample off road parking, dwarf wall foregarden of planted shrubs and mature slate border, double gates leading to the rear of the property with additional parking and outside light.

Dining Room

12'1" x 10'2" (3.7 x 3.1)

With a door leading from the front of the property, space for dining table, wall light, door to inner hall with stairs to first floor landing, double glazed window to front and a central heating radiator.

Living Room

12'1" x 10'9" (3.7 x 3.3)

With a door leading from inner hall, open to kitchen and access to cellar, space for seating, recessed spotlight and double glazed french doors to side.

Kitchen

12'1" x 8'10" (3.7 x 2.7)

Open from living room and door to utility, fitted with a range of matching wall and base units, worksurfaces with matching up stands, one and a half stainless steel sink and drainer, integrated eye-level oven, separate gas hob with cooker hood over, fridge freezer, dishwasher, recessed spotlights, skylight windows and further double glazed window and door to side.

Utility

With doors leading from kitchen and WC, plumbing for washing machine, space for tumble dryer, recessed spotlights and tiled floor.

WC

With a door leading from utility, WC and wash hand basin set into vanity unit, tiled splashback, wall light, extractor fan and skylight window.

Landing

With stairs leading from inner hall, doors to various rooms loft access and double glazed window to side.

Bedroom One

12'1" x 10'2" (3.7 x 3.1)

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

Bedroom Two

12'1" x 7'10" max (3.7 x 2.4 max)

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

Shower Room

With a door leading from landing, shower cubicle with waterfall shower head, WC and wash hand basin set into vanity unit, part tiled walls and tiled floor, recessed spotlights, extractor fan and a chrome central heating towel rail.

Cellar

10'2" x 12'1" (3.1 x 3.7)

With a door and stairs leading from living room, providing useful storage space and ideal for remote working.

Garden

With double glazed doors leading from living room and kitchen to a block paved terrace, steps to upper tiers with useful storage space , outside light, power and tap, patio seating, vegetable patch, decorative chipping stones, sleeper borders and beautiful views across opposing fields.



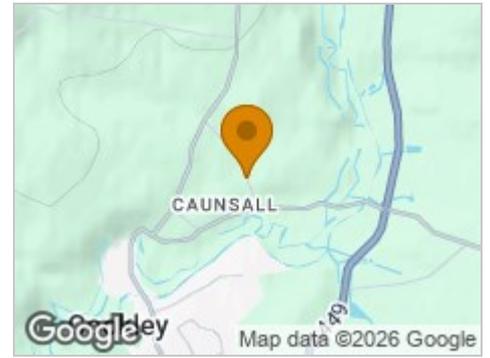
Road Map



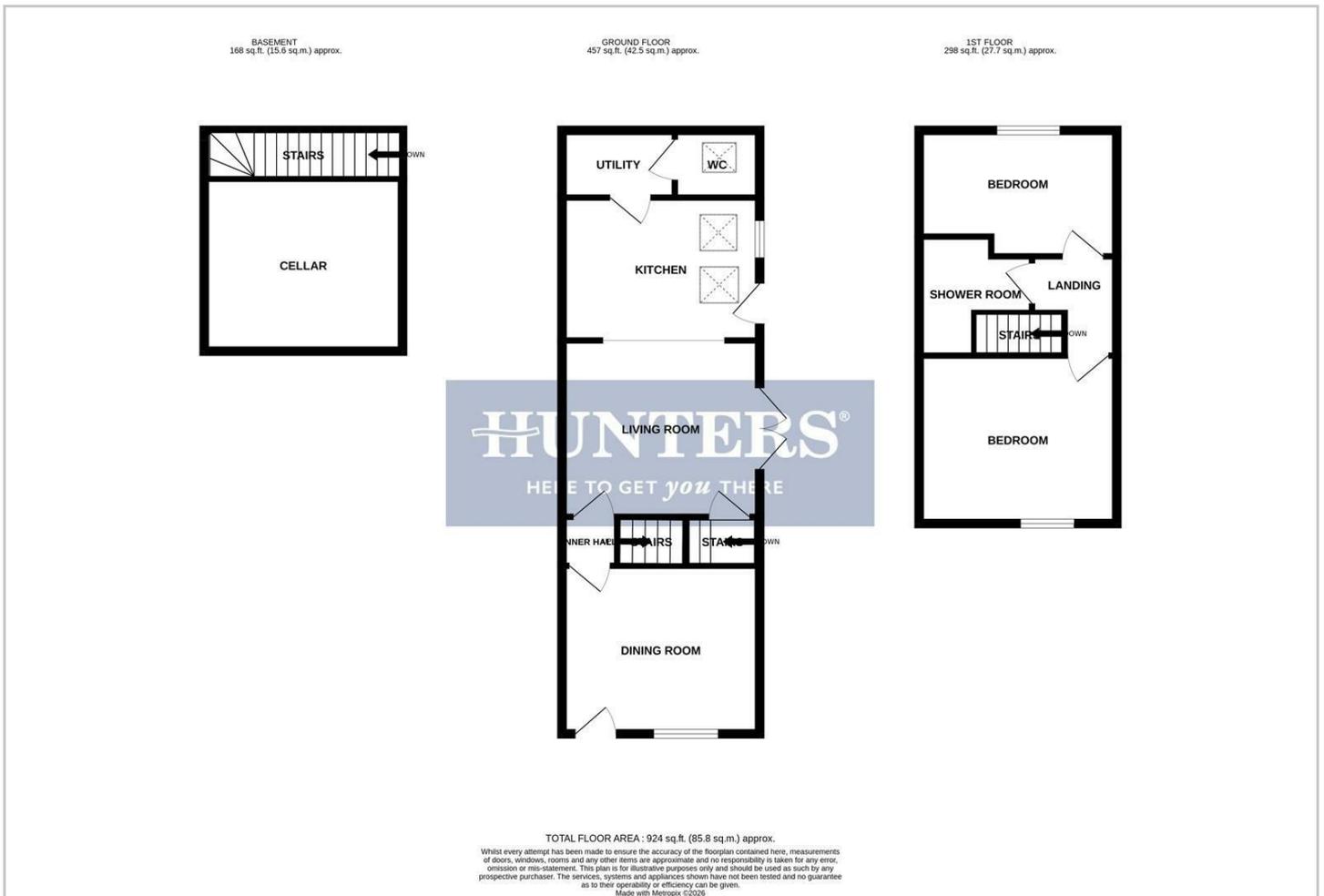
Hybrid Map



Terrain Map

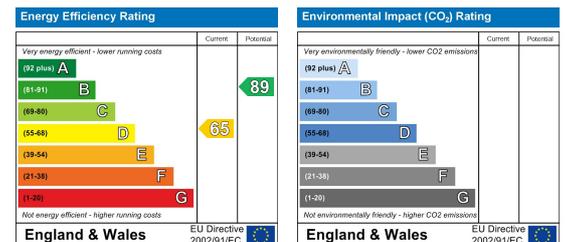


Floor Plan



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.