

# HUNTERS®

HERE TO GET *you* THERE



## Herringbone Way

Kingswinford, DY6 7NF

£390,000



# 12 Herringbone Way

Kingswinford, DY6 7NF

£390,000



## Front of the Property

With a tarmacadam drive to side, up and over door to garage, gated side access, decorative chipping stone, mature shrub borders and path leading to a double glazed front door.

## Entrance Hall

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

## Lounge

15'7" x 11'9" (4.76 x 3.6)

With a door leading from the entrance hall, electric flame effect fireplace with decorative surround, double glazed window to front and a central heating radiator.

## W/C

With a door leading from the entrance hall, W/C, wash hand basin, double glazed window to front and a central heating radiator.

## Study

9'7" x 8'9" (2.93 x 2.68)

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

## Kitchen Dining Room

18'11" x 9'11" max (5.77 x 3.04 max)

With a door leading from the entrance hall, range of fitted wall and base units, quartz worksurfaces, wall mounted double oven, integrated fridge, freezer and dishwasher, one and a half bowl stainless steel sink, gas hob with splash back and cooker hood above, space for dining table, double glazed window to side, double glazed french doors leading to the garden, door leading to utility, recessed spotlights and a central heating radiator.

## Utility

10'8" x 5'3" (3.27 x 1.62)

With a door leading from the kitchen dining room, range of fitted wall and base units, quartz work surfaces, one and a half bowl stainless steel sink, wall mounted boiler, plumbing for washing machine, space for tumble dryer, extractor fan, double glazed door leading to garden and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, double glazed window to front and a central heating radiator.

## Master Bedroom

12'0" x 11'8" (3.67 x 3.56)

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

## En Suite

With a door leading from the master bedroom, walk in shower cubicle, tiled walls and floors, W/C, wash hand basin, double glazed window to side and a chrome heated towel rail.

Tel: 01384 443331

### Bedroom Two

9'7" x 8'10" (2.93 x 2.7)

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

### Bedroom Three

12'3" max x 11'9" max (3.74 max x 3.6 max)

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

### Bedroom Four

8'7" x 6'3" min (2.62 x 1.91 min)

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

### Bathroom

With a door leading from the landing, W/C, wash hand basin, bath with shower over, part tiled walls, double glazed window to rear and a chrome heated towel rail.

### Garden

With double glazed french doors leading from the kitchen dining room, lawn area, further decked area, tiled path way leading to garage door, gated side access, outdoor power points and outdoor tap.

### Garage

20'0" x 10'7" (6.12 x 3.23)

With a door to side from the garden, up and over door to front, power and light.

### Agent Note

There is a £127 annual charge for the maintenance of the road.



Road Map



Hybrid Map



Terrain Map



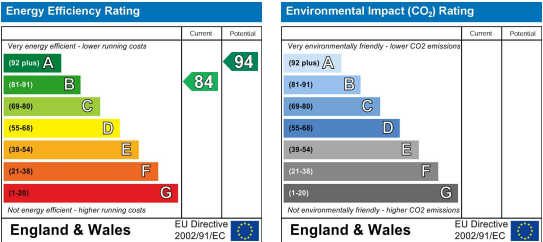
Floor Plan



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.