

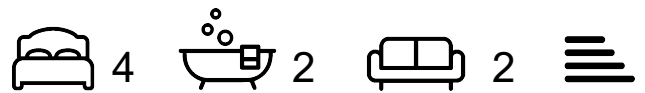
HUNTERS®

HERE TO GET *you* THERE



Wellington Close

Kingswinford, DY6 8JG



Council Tax: E



Wellington Close

Kingswinford, DY6 8JG

£425,000



Front of the Property

To the front of the property is a tarmac driveway with paved border, gated access to both sides of the property and a door leading to the hall.

Hall

With a double glazed composite door leading from the front of the property, stairs to the first floor landing, door to the lounge, tiled flooring and a column style central heating radiator.

Lounge

14'9" x 11'9" (4.5 x 3.6)

With a door leading from the hall, gas fire with decorative surround, double glazed window to the front and a central heating radiator.

Kitchen Dining Room

17'4" x 11'9" (5.3 x 3.6)

With a door leading from the lounge this impressive modern kitchen dining room is fitted with a range of wall and base units, granite work surfaces with matching up stands, integrated fridge, freezer, double electric oven, dishwasher and 5 ring gas hob with stainless steel cooker hood, one and a half bowl sink and drainer, recessed spotlights, useful storage cupboard, double glazed window to the rear, door to the utility, double glazed patio doors to the rear garden and two plinth heaters.

Utility Room

With a door leading from the kitchen this utility is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink, integrated microwave, plumbing for a washing machine, space for a dryer, chrome heated towel rail, double glazed window and door leading to the rear garden and a door to the WC.

WC

With a door leading from the utility room, WC, wash hand basin, chrome heated towel rail, part tiled walls and a double glazed window to the side.

Landing

With stairs leading from hall, doors to various rooms, and loft access.

Bedroom One

12'1" x 12'1" (3.7 x 3.7)

With a door leading from the landing, built in wardrobes, double glazed window to the front, sliding door to the en suite and a column style central heating radiator.

En Suite

With a door leading from the bedroom this beautifully fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, traditional style radiator, double glazed window to the side, tiled walls and flooring and recessed spotlights.

Tel: 01384 443331

Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

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

Bedroom Three

11'1" x 7'10" (3.4 x 2.4)

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

Bedroom Four

With a door leading from the landing, fitted wardrobes, recessed spotlights, double glazed window to the rear and a column style central heating radiator.

Bathroom

With a door leading from the landing this gorgeous bathroom has a roll top bath with claw feet, WC, wash hand basin, chrome heated towel rail, double glazed window to the rear, part tiled walls and tiled flooring.

Garage

17'4" x 7'6" (5.3 x 2.3)

With an electric roller door leading from the driveway, power, lighting, radiator and a door to the garden.

Garden

With access from the kitchen, this low maintenance private rear garden has a patio area with steps leading to a further patio with raised shrub and planted borders either side, there is an elevated artificial lawn at the top of the garden with far reaching views, fire pit with seating either side and gated access to both sides of the property.



Road Map



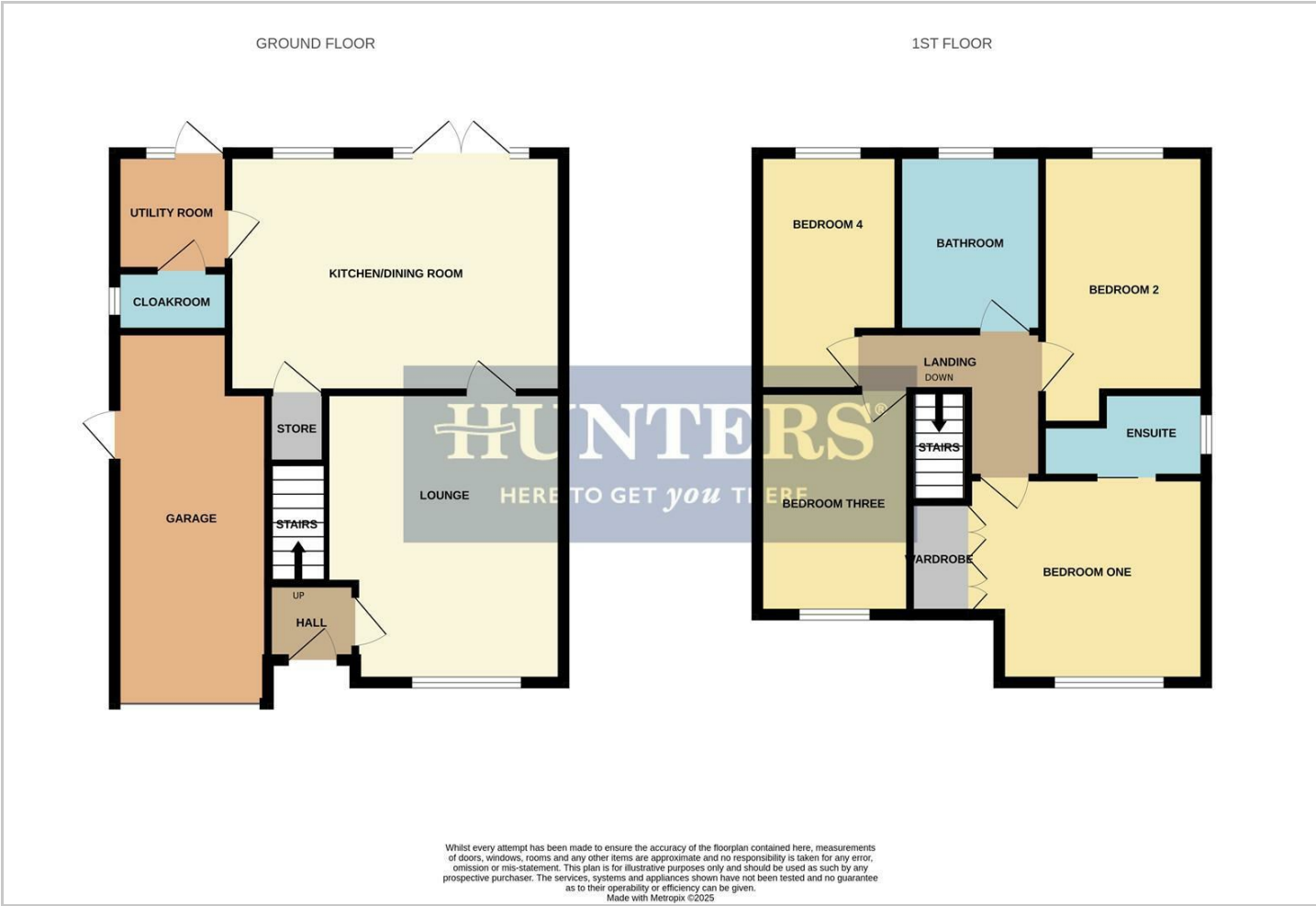
Hybrid Map



Terrain Map

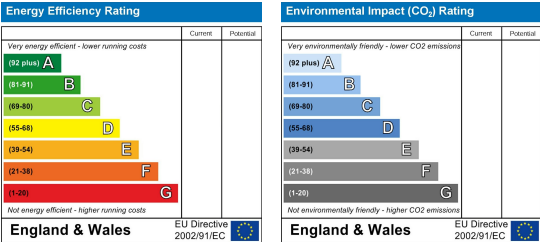


Floor Plan



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.