

# HUNTERS®

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Glynne Avenue  
Kingswinford, DY6 9PT



Council Tax: C





# Glynne Avenue

Kingswinford, DY6 9PT

Offers In Excess Of £290,000



## Front of the Property

To the front of the property there is a block paved driveway, lawns to the either side with shrub borders, decorative slate, electric roller door leading to the garage, double glazed door to the porch and gated side access.

## Porch

With a double glazed door leading from the front of the property, door to the hall and a double glazed window to the side.

## Hall

With a door leading from the porch, doors to various rooms, stairs to the first floor, laminate flooring and a useful storage cupboard.

## Lounge Dining Room

25'11" x 10'9" (7.9 x 3.3)

With a door leading from the hall, double glazed sliding door leading to the rear garden, brick fireplace with tiled hearth and beam above, double glazed window to the front, loft access, laminate flooring and two central heating radiators.

## Sitting Room

11'1" x 10'5" (3.4 x 3.2)

With a door leading from the hall, double glazed windows to the front and side, laminate flooring and a central heating radiator.

## Kitchen

10'9" x 7'10" (3.3 x 2.4)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, space for a fridge/freezer and cooker, plumbing for a dishwasher, tiled flooring, double glazed window to the side and a door leading to the utility room.

## Utility Room

14'1" x 6'10" (4.3 x 2.1)

With a door leading from the kitchen this utility room has a work surface with plumbing for washing machine and space for a dryer underneath, wall cupboards, two double glazed windows to the rear, door to side entry, useful large storage cupboard and a central heating radiator.

## Side Entry

With a door leading from the side access and further doors to the utility room, ground floor wet room and garden.

Tel: 01384 443331

### Ground Floor Wet room

With a door leading from the side entry this wet room has a shower, WC, wash hand basin, tiled walls and flooring, extractor fan, double glazed windows to the side and rear and a central heating radiator.

### Landing

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

### Bedroom One

10'9" x 10'5" (3.3 x 3.2)

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

### Bedroom Two

14'1" x 10'2" (4.3 x 3.1)

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

### Bedroom Three

10'9" x 7'10" (3.3 x 2.4)

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

### Bathroom

With a door leading from the landing this modern fitted family bathroom has a bath with shower over, WC, wash hand basin, tiled walls, recessed spotlights and a cupboard with boiler.

### Garden

With access via sliding doors from the lounge dining room to a decked area with steps leading to a lawn, sleeper borders with further decked area at the bottom of the garden, there is also a door leading to the side entry.



Road Map



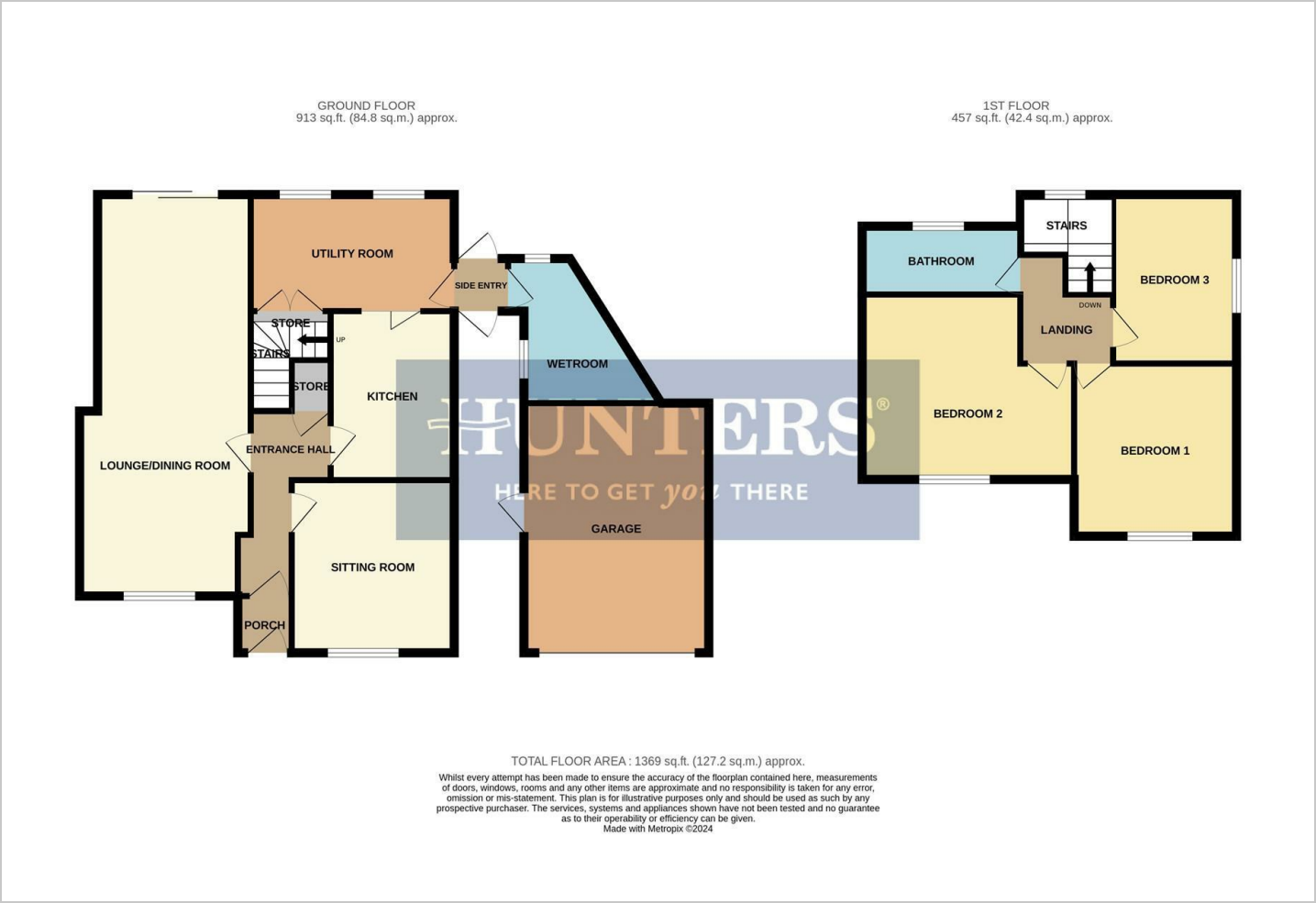
Hybrid Map



Terrain Map

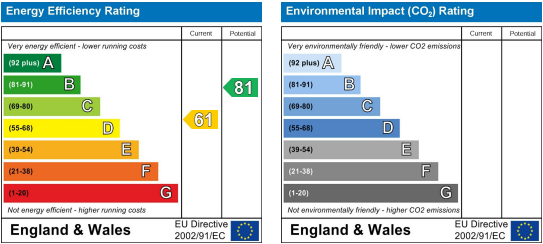


Floor Plan



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.