

# HUNTERS®

HERE TO GET *you* THERE



## Herringbone Way

Kingswinford, DY6 7NE



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## Front Of The Property

To the front of the property there is a driveway, electric car charging point, door to entrance hall, lawn to side with shrubs and gated side access.

## Entrance Hall

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

## Dining Room

10'2" x 8'6" (3.1 x 2.6)

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

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, vinyl floor, recessed spotlights and a central heating radiator.

## Lounge

14'1" x 10'5" (4.3 x 3.2)

With a door leading from the entrance hall, double glazed doors to rear, vinyl floor and a central heating radiator.

## Kitchen

9'10" x 9'10" (3 x 3)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, integrated fridge, freezer, dishwasher and washing machine, stainless steel sink and drainer, electric oven, gas hob with extractor fan, double glazed door to side, vinyl floor, double glazed window to rear and a central heating radiator.

## Landing

With stairs leading from the entrance hall, loft access, airing cupboard, double glazed window to side and doors to various rooms.

## Bedroom One

13'5" x 10'2" (4.1 x 3.1)

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

## En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, double glazed window to front, tiled floor, part tiled walls, recessed spotlights and extractor fan.

## Bedroom Two

11'5" x 9'10" (3.5 x 3)

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

## Bedroom Three

9'10" x 8'10" (3 x 2.7)

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

## Bathroom

With a door leading from the landing, double glazed window to front, bath, WC, wash hand basin, tiled floor, part tiled walls, recessed spotlights, extractor fan and a chrome heated towel rail.

## Garden

With access from the lounge and kitchen to a patio area with lawn beyond which is bordered with chipping stones and shrubs, there is a decked area to the rear and gated side access.

## Garage

15'1" x 7'10" (4.6 x 2.4)

With an up and over door to front, power, light and boiler.



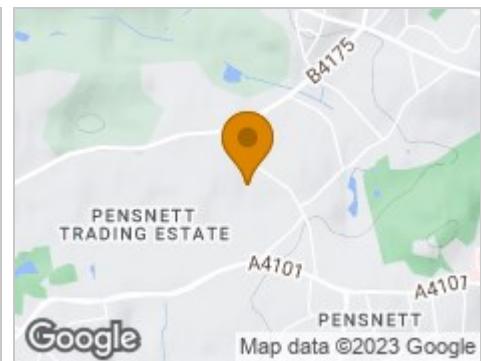
## Road Map



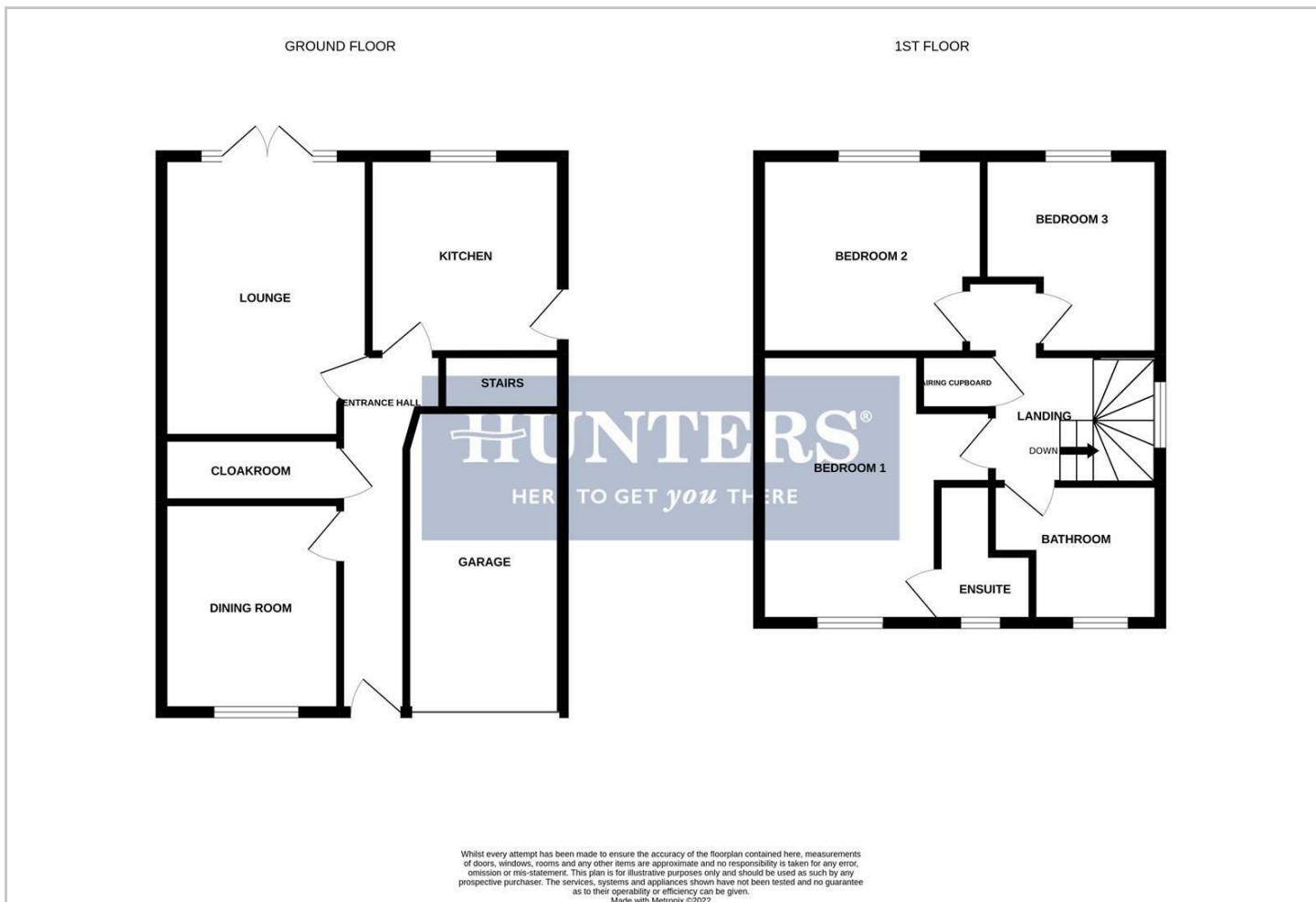
## Hybrid Map



## Terrain Map

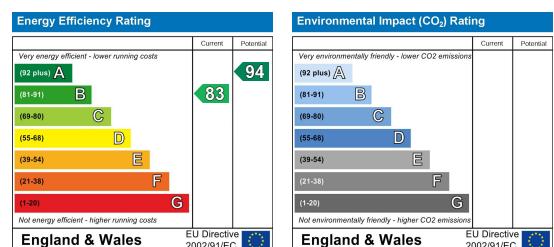


## Floor Plan



## 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.