

# HUNTERS®

HERE TO GET *you* THERE



## Water Street

Kingswinford, DY6 7QA



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### Front Of The Property

To the front of the property there is a driveway leading to car port and garage, lawn to side and path to front door.

### Entrance Hall

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

### Lounge

With a door leading from the entrance hall, double glazed bay window to front, gas fire with decorative surround, wall lights, double doors to dining room and a central heating radiator.

### Cloakroom

With a door leading from the entrance hall, double glazed window to front, tiled walls and floor, WC and wash hand basin set into vanity unit.

### Dining Room

11'9" x 7'10" (3.59 x 2.39)

With double doors from the lounge and opening to the kitchen, double glazed french doors to rear, under stairs storage cupboard and a central heating radiator.

### Kitchen

11'10" x 6'10" (3.61 x 2.10)

Opening from the dining room, fitted with a range of modern wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated electric double oven, electric hob, stainless steel cooker hood, integrated dishwasher, fridge and freezer, plumbing for washing machine, double glazed window to rear, double glazed door to carport and recessed spotlights.

### Landing

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

### Bedroom One

12'6" x 9'1" (3.82 x 2.78)

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

### Bedroom Two

11'2" x 8'5" (3.42 x 2.57)

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

### Bedroom Three

9'3" x 6'10" (2.84 x 2.09)

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

### Bedroom Four

8'3" x 6'6" (2.53 x 1.99)

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

### Bathroom

With a door leading from the landing, bath with shower attachment, shower cubicle, WC, wash hand basin set into vanity unit, mirror fronted bathroom cabinet, tiled walls and floor, double glazed window to side and a chrome heated towel rail.

### Garden

With access from the dining room to a patio area, outside tap and outdoor lighting, lawn beyond, garden shed and gate to carport.

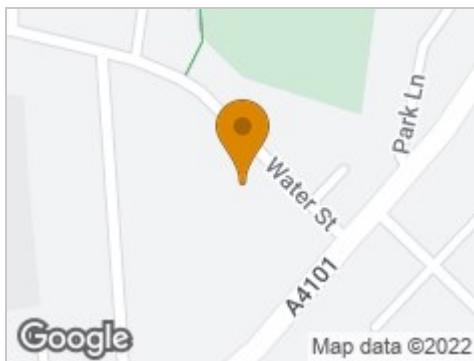
### Garage

18'9" x 8'2" (5.72 x 2.51)

With garage door to front, window to rear, power and light.



## Road Map



## Hybrid Map



## Terrain Map

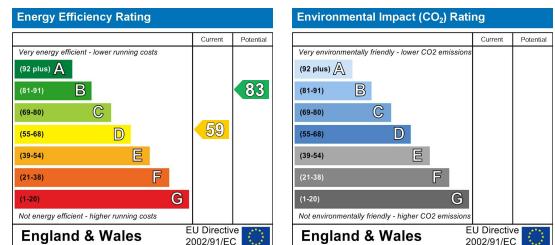


## Floor Plan



## 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.