

# HUNTERS®

HERE TO GET *you* THERE



## Kenyon Close

Stourbridge, DY8 4PW



Council Tax: E





# Kenyon Close

Stourbridge, DY8 4PW

Offers In The Region Of £375,000



## Front Of The Property

To the front of the property is a driveway leading to garage with slate border, gated side access, an EV charger and a double glazed composite door leading to the entrance hall.

## Entrance Hall

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

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, part tiled walls, double glazed window to front and a central heating radiator.

## Lounge

14'1" (into bay) x 11'1" (4.3 (into bay) x 3.4)

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

## Dining Room

10'9" x 8'10" (3.3 x 2.7)

With a door from the lounge and to the kitchen, double glazed doors to the rear garden and a central heating radiator.

## Kitchen

10'9" x 8'6" (3.3 x 2.6)

With a door from the dining room this modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, sink and drainer, electric oven, space for fridge, gas hob with stainless steel cooker hood, tiled floor, double glazed window to rear, open to the utility room and a central heating radiator.

## Utility Room

8'10" x 7'2" (2.7 x 2.2)

Opening from the kitchen and with a doors to the garage and garden this utility room is fitted with a range of cupboards, sink and drainer, cupboard housing boiler, plumbing for washing machine, space for dishwasher, storage cupboard, double glazed window to rear, tiled floor and a central heating radiator.

## Garage

17'4" x 8'10" (5.3 x 2.7)

With an up and over door to front, power, light, space for appliances and a door to utility.

## Landing

With stairs from the entrance hall, doors to rooms, loft access and airing cupboard.

Tel: 01384 443331

### Bedroom One

14'9" (into bay) x 8'6" (+wardrobes) (4.5 (into bay) x 2.6 (+wardrobes))

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

### En Suite

With a door from bedroom one this modern en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, shaver point, tiled walls, double glazed window to side and a chrome heated towel rail.

### Bedroom Two

9'6" x 8'6" (+ wardrobes) (2.9 x 2.6 (+ wardrobes))

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

### Bedroom Three

18'0" x 8'10" (5.5 x 2.7)

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

### Bedroom Four

9'6" x 6'6" (2.9 x 2 )

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

### Bathroom

With a door from the landing this modern family bathroom has a bath with shower over, WC, wash hand basin, double glazed window to rear, tiled floor and walls, shaver point and a heated towel rail.

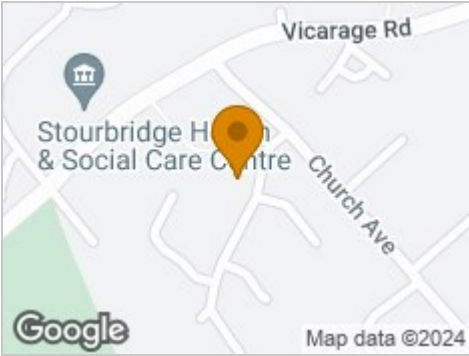
### Garden

With double glazed doors from the dining room, this private rear garden has a patio area with gate leading to a lawn, gated side access and a double glazed door to the utility room.





Road Map



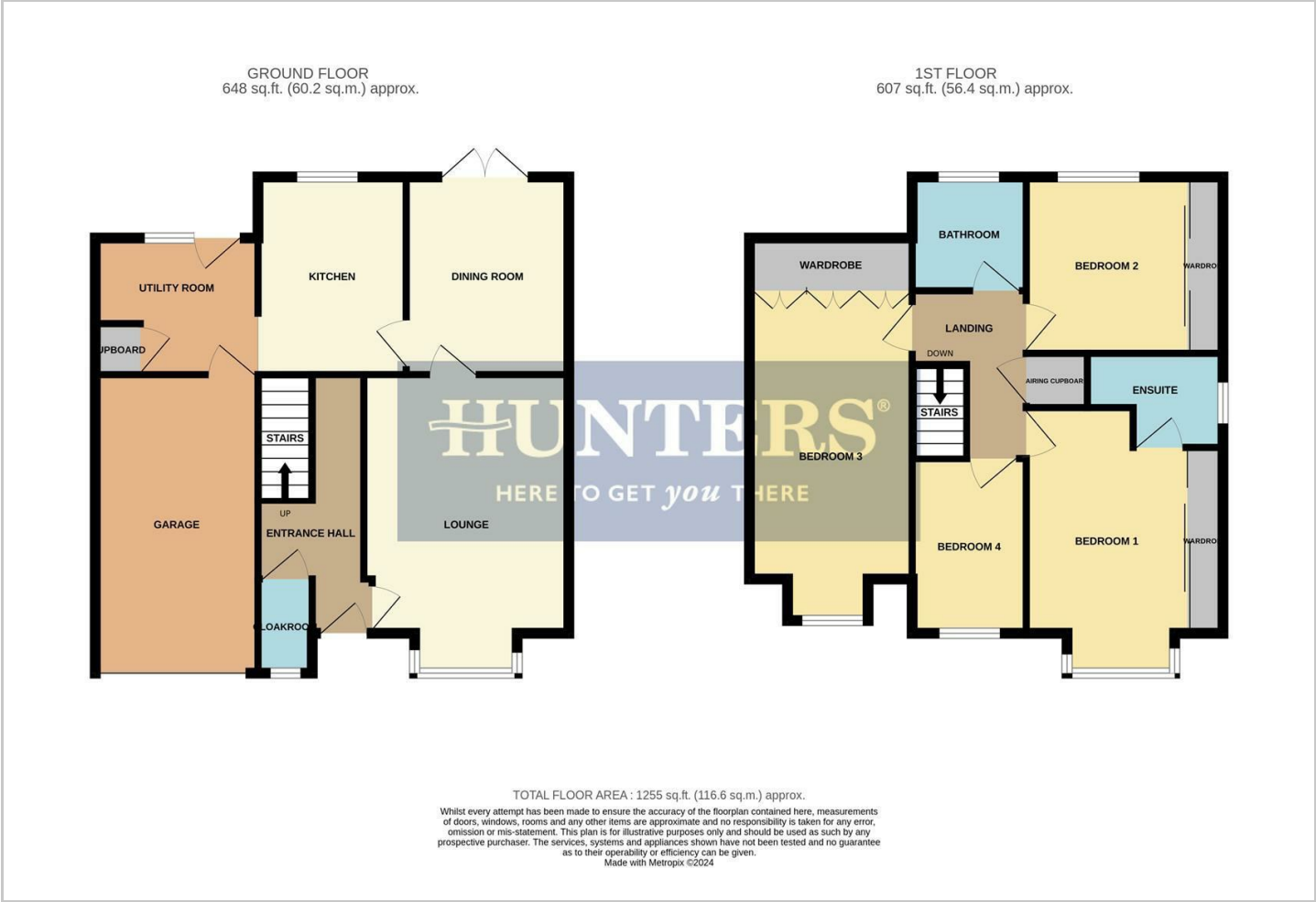
Hybrid Map



Terrain Map

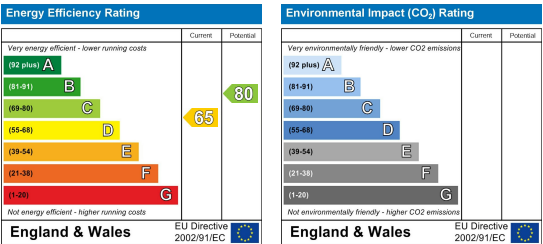


Floor Plan



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.