

# HUNTERS®

HERE TO GET *you* THERE



## Chester Road

Envile, Stourbridge, DY7 5HN

£265,000



Council Tax: B



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**£265,000**



### Front of the Property

To the front of the property is chipping stones, a step leading to the front door and shared gated side access.

### Kitchen

11'5" x 11'6" (3.50 x 3.53)

With a double glazed composite door from the front, a modern fitted kitchen with a range of wall and base units, solid oak work surfaces with matching upstands, a sink and drainer, an integrated electric oven, an electric hob, plumbing for a washing machine, space for a tall fridge/freezer, an understairs storage cupboard housing the hot water tank, double glazed windows to the front and rear, a double glazed door leading to the rear garden, an opening leading to the lounge and an electric wall mounted heater.

### Lounge

11'5" x 11'5" (3.50 x 3.49)

With an opening from the kitchen, a modern open electric inset fire place, recess television, feature ceiling beams, double glazed windows to the front and rear, double glazed French doors to the rear leading to the rear garden, recess spotlights, wall lights and an electric wall mounted heater.

### Landing

With stairs from the kitchen, doors to various rooms, a built in storage cupboard and a double glazed window to the rear.

### Bedroom One

8'9" x 7'8" (2.67 x 2.34)

With a door from the first floor landing, a double glazed window to the front, vaulted ceiling and an electric wall mounted heater.

## Bedroom Two

6'2" x 13'1" (max) (1.90 x 4.00 (max))

With a door from the first floor landing, a double glazed window to the front, vaulted ceilings and an electric wall mounted heater.

## Bathroom

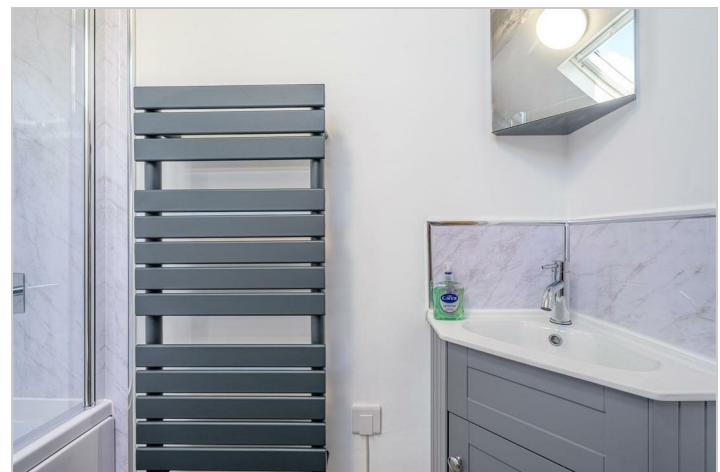
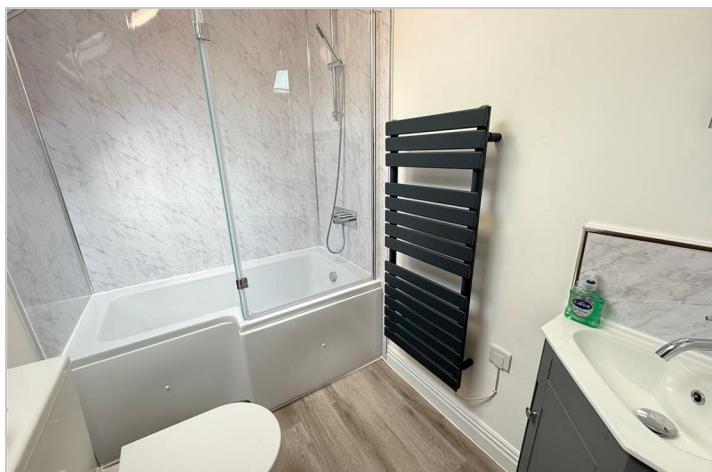
With a door from the first floor landing, P shaped bathtub with shower over and a fitted glass shower screen, a WC, wash hand basin set into vanity, vaulted ceiling, a double glazed sky light window and a heated towel rail.

## Rear Garden

With a double glazed door from the kitchen and double glazed French doors from the lounge, leading to a raised patio area with lawn beyond, an outdoor tap, a path leading to the rear with a gate leading to a chipping stone driveway to the rear.

## AGENTS NOTE

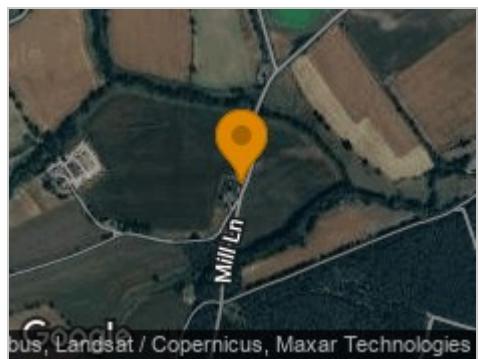
The garden shed is owned by the next-door neighbour who have the right to access via the shared access to the front of the property.



## Road Map



## Hybrid Map



## Terrain Map



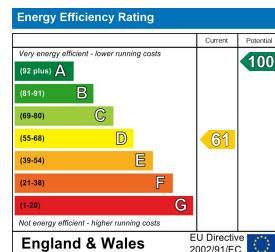
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for site specific purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.