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# Beckman Road

Stourbridge, DY9 0UA

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Council Tax: D

# Beckman Road

Stourbridge, DY9 0UA

# Offers In The Region Of £369,950

## Front of the Property

To the front of the property is a tarmacadam driveway, decorative chipping stones to the side, mature shrubbed boarders, a path leading to the front door, a path leading to the side of the property leading to the rear garden.

## Entrance Hall

With a double glazed front door from the front of the property, a double glazed window to the front, stairs leading to the first floor landing, an understairs storage cupboard, doors to various rooms and a central heating radiator.

## Open Plan Lounge/ Diner

28'3" x 11'10" (8.63 x 3.62)

With a door from the entrance hall, a double glazed bay window to the front, two brick built fire surrounds, a double glazed window to the rear, a double glazed door leading to the rear garden and two central heating radiators.

## Kitchen

9'1" x 10'4" (2.77 x 3.17)

With a door from the entrance hall, a fitted kitchen with a range of wall and base units with work surface over and tiled splash backs, a stainless steel sink and drainer, an integrated double oven, an electric hob, plumbing for a washing machine, a built in pantry cupboard with space for a tall fridge freezer, space for a breakfast table, a double glazed window to the rear, a door to the side entry.

## Side Entry

With a door leading to a WC, kitchen and the garage.

## WC

With a door from the side entry, a WC and tiled flooring.

## Landing

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

## Bedroom One

13'6" x 12'0" (4.12 x 3.66)

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

## Bedroom Two

12'6" x 12'0" (3.83 x 3.66)

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

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## Bedroom Three
16'10" x 7'10" (5.15 x 2.40)
With a door from the first floor landing, a double glazed window to the front and side, a built in wardrobe and two central heating radiators.

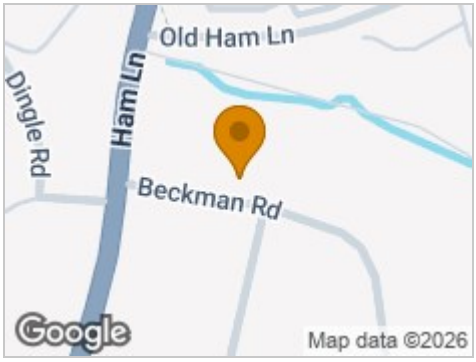
## Bedroom Four
7'10" x 7'5" (2.41 x 2.28)
With a door from the first floor landing, a double glazed window to the front and a central heating radiator.

## Shower Room
With a door from the first floor landing, a shower cubical, a WC, wash hand basin, fully tiled walls, a built in airing cupboard housing a wall mounted boiler, a double glazed window to the rear, recessed spotlights and a central heating radiator.

## Rear Garden
With a double glazed door from the lounge leading to a patio seating area, steps leading down to the large lawn with a path to the side, mature shrubbed boarders and Ham Dingle Nature Reserve to the rear of the property.

## Garage
17'4" x 8'1" (5.30 x 2.47)
With a garage door to the front and a door leading to the side entry and power and lighting.

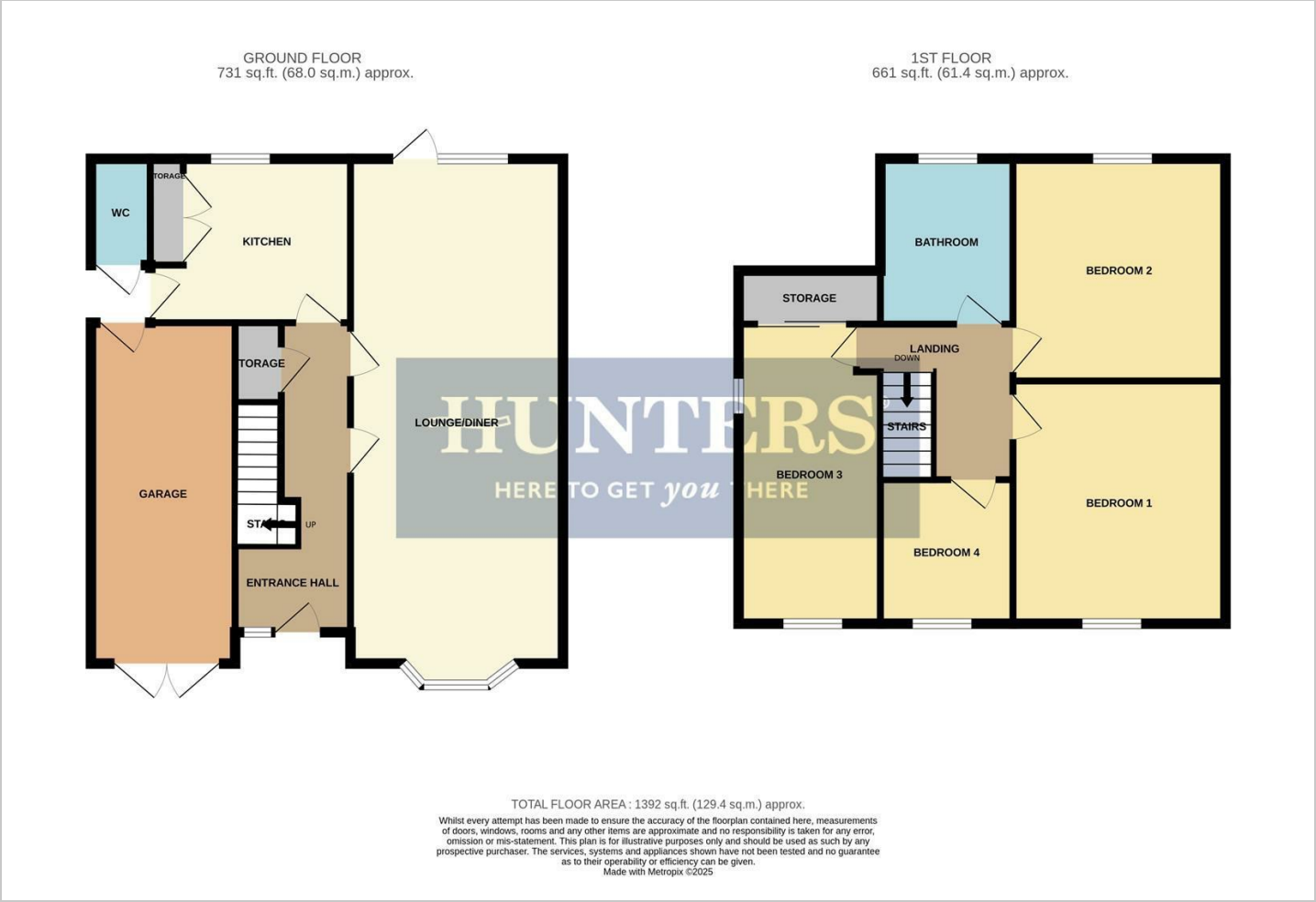
## Road Map




## Hybrid Map

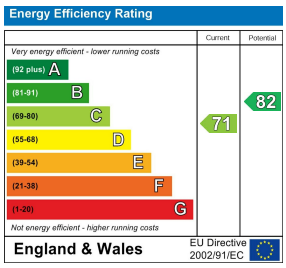
## Terrain Map

## Floor Plan




Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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.
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