

# HUNTERS®

HERE TO GET *you* THERE



**Dobbins Oak Road**  
Stourbridge, DY9 9HX

£200,000

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Council Tax: B



# Dobbins Oak Road

Stourbridge, DY9 9HX

£200,000



## Front of the Property

To the front of the property is a chipping stone driveway with steps leading down to front door.

## Entrance Hall

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

## Lounge

19'8" x 11'1" (6.00m x 3.40m )

With a door leading from the entrance hall, double glazed windows to front and rear, log burning stove with wooden mantle, door to kitchen and two central heating radiators.

## Kitchen Dining Room

19'8" x 11'3" max (6.00m x 3.44m max)

With a door leading from the lounge, a modern fitted kitchen with a range of wall and base units, work surfaces over with tiled splash back, sink and drainer, integrated oven, a gas hob with extractor hood above, plumbing for a dishwasher, plumbing for a washing machine, space for tumble dryer, space for an American style fridge freezer, double glazed window to front and rear, tiled flooring, under stairs storage cupboard and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms and a built in storage cupboard.

## Bedroom One

11'3" x 11'1" (3.44m x 3.40m)

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

## Bedroom Two

14'0" x 8'0" (4.28m x 2.45m)

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

### Bedroom Three

8'3" x 8'2" (2.53m x 2.50m)

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

### Bathroom

With a door leading from the first floor landing, this modern fitted bathroom is a wet room shower area with a roll top bath, wash hand basin, fully tiled walls, tiled flooring, recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

### WC

With a door leading from the first floor landing, a WC, double glazed window to rear and an extractor fan.

### Rear Garden

With a double glazed door leading from the kitchen, steps leading down to a patio area, outside tap, artificial lawn with raised shrub borders and a further decked seating area to rear.



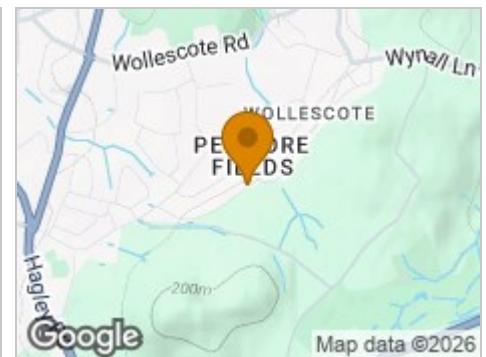
## Road Map



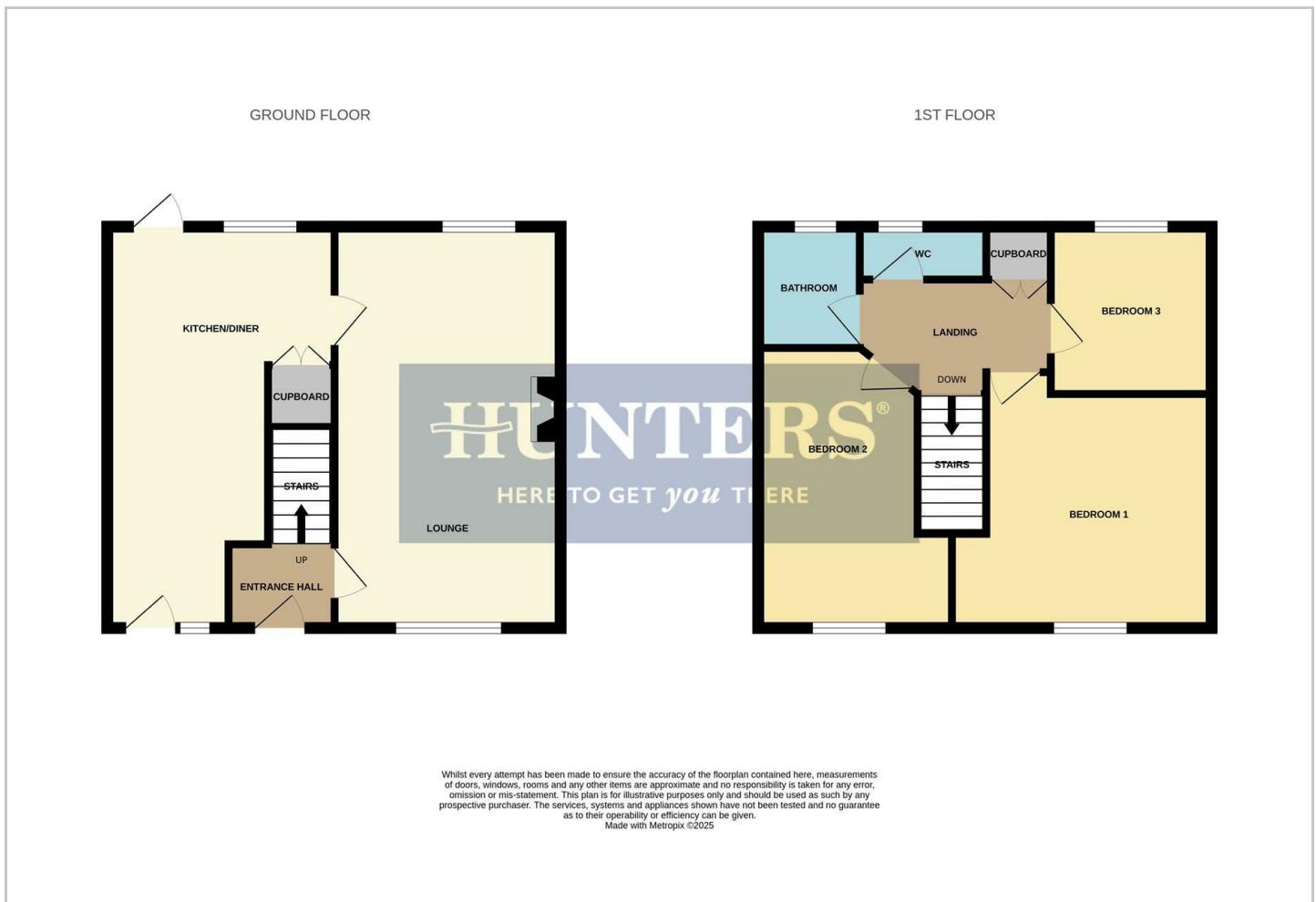
## Hybrid Map



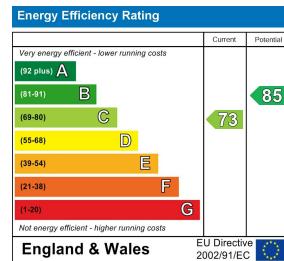
## Terrain Map



## 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.