

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harvine Walk

Norton, Stourbridge, DY8 3BQ



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£270,000



## Front of The Property

To the front of the property there is a tarmac driveway, storm porch, outside lighting, up and over door to garage and gated side access leading to rear garden.

## Reception Hall

With a double glazed door leading from the front of the property, doors to various rooms, stairs to first floor landing with storage cupboard underneath, part laminate floor, dado rail, double glazed window to side and front and a central heating radiator.

## Lounge Diner

18'4" x 16'8" (5.6 x 5.1 )

With doors leading from reception hall and kitchen, feature fire place with electric fire and marble hearth, space for seating and dining, wall lights, recessed spotlights, double glazed window to side, double glazed sliding doors to conservatory and a central heating radiator.

## Conservatory

9'6" x 9'2" (2.9 x 2.8 )

With double glazed sliding doors leading from lounge diner, space for seating, tiled floor and double glazed windows and door to rear garden.

## Kitchen

8'2" x 7'2" (2.5 x 2.2 )

With a door leading from lounge diner, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, integrated oven, stainless steel cooker hood over, space for fridge, plumbing for washing machine, double glazed window to side and double glazed door to rear garden.

## WC

With doors leading from reception hall and garage, WC, wash hand basin set into vanity unit, tiled splashback, laminate floor and a central heating radiator.

## Landing

With stairs leading from reception hall, doors to various rooms, storage cupboard, loft access, dado rail and double glazed window to side.

### Bedroom One

11'1" x 11'1" (3.4 x 3.4 )

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

### Bedroom Two

11'1" x 7'2" (3.4 x 2.2 )

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

### Bedroom Three

11'1" x 7'6" (3.4 x 2.3 )

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

### Shower Room

With a door leading from landing, shower cubicle, WC, wash hand basin, part tiled walls, double glazed window to side and a central heating radiator.

### Garage

16'4" x 7'10" (5 x 2.4 )

With an up and over door to front and further door leading from WC, useful storage space, light, power and wall mounted central heating boiler.

### Garden

With double glazed doors leading from conservatory and kitchen to a patio seating area, mature shrubs, outside light and tap and gated side access leading to the front of the property.



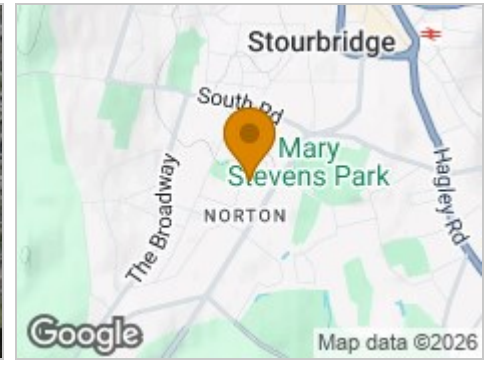
## Road Map



## Hybrid Map



## Terrain Map



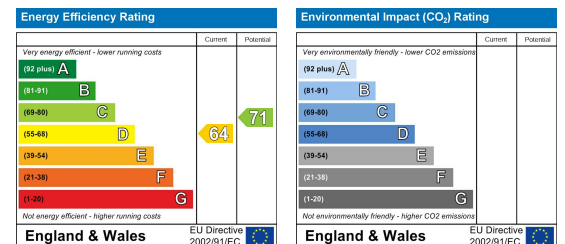
## Floor Plan



## Viewing

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. **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.