

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## New Village

Dudley, DY2 0DR

£370,000



Council Tax: B



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## Front of the Property

To the front of the property is a gated block paved driveway, gated side access leading to patio seating area and detached garage at rear, outside lights and a step leading to the double glazed front door.

## Entrance Hall

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

## Dining Room

11'5" x 11'1" (3.50 x 3.40)

With a door from the entrance hall, opening to lounge, double glazed bay window to the front and a central heating radiator.

## Lounge

11'1" x 11'1" (3.40 x 3.40)

With an opening from the dining room, feature log burning stove with mantle above, double glazed double doors leading to the conservatory and a central heating radiator.

## Conservatory

12'1" x 10'5" (3.70 x 3.20)

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

## Kitchen

15'8" x 7'2" (4.80 x 2.20)

With a door from the entrance hall, a fitted kitchen with a range of wall and base units, worksurfaces over with matching upstands, tiled splashbacks, recessed spotlights, integrated dishwasher, space for American style fridge/freezer, plumbing for washing machine, space for tumble dryer, space for large Range master cooker with cooker hood above, double glazed windows to the side and rear, double glazed door to the side leading to the rear garden and a central heating radiator.

## First Floor Landing

With stairs from the entrance hall, doors leading to various rooms, stairs leading up to the second floor, double glazed window to the side and a central heating radiator.

## Bedroom Two

14'1" x 11'1" (4.30 x 3.40)

With a door from the first floor landing, double glazed bay window to the front, built in wardrobes, recessed spotlights and a central heating radiator.

## Bedroom Three

11'1" x 9'2" (3.40 x 2.80)

With a door from the first floor landing, double glazed window to the rear, built in wardrobes, recessed spotlights and a central heating radiator.

## Bedroom Four

6'6" x 4'7" (2.00 x 1.40)

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

## Bathroom

6'2" x 6'2" (1.90 x 1.90)

With a door from the first floor landing, WC, wash hand basin, P-shaped bathtub with waterfall shower over, fitted shower screen, partly tiled walls, recessed spotlights, double glazed window to the rear, vertical column style central heating radiator.

## Second Floor Landing

With stairs from the first floor landing, skylight window and a door leading to bedroom one.

## Bedroom One

17'8" x 12'9" (5.40 x 3.90)

With a door from the second floor landing, built in wardrobes, door leading to loft storage, freestanding bathtub set on tiled raised platform, double glazed double doors to Juliette balcony, velux window to the front, recessed spotlights, sliding door leading to en suite and a column style central heating radiator.

## En Suite

7'6" x 5'2" (2.30 x 1.60)

With a sliding door from bedroom one, WC, floating wash hand basin set into vanity unit, large walk-in shower with waterfall shower head and a heated towel rail.

## Garage

13'9" x 9'2" (4.20 x 2.80)

With an up and over garage door to the front, recessed spotlights, with electric and power.

## Garden

With double glazed double doors from the conservatory and a double glazed side door from the kitchen leading to a block paved patio seating area, steps leading down to further block paved patio, lawn beyond, shrubbed borders and gated side access.



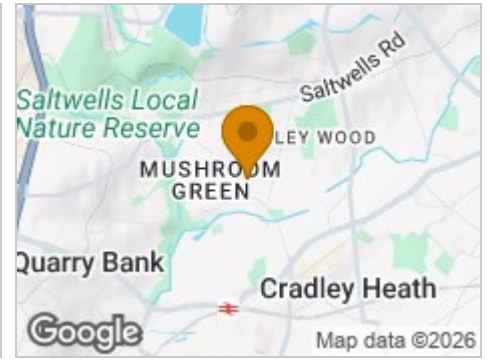
## Road Map



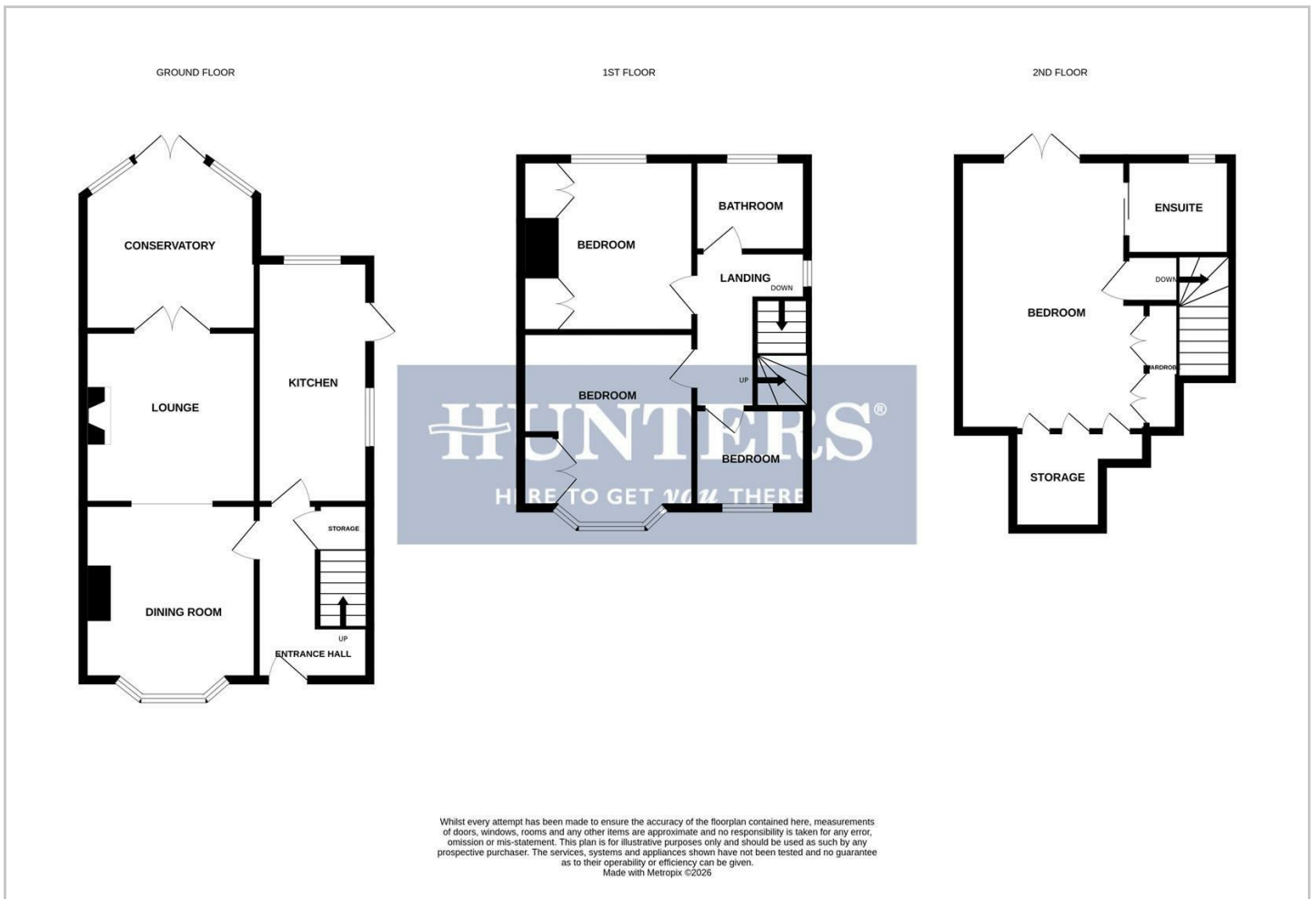
## Hybrid Map



## Terrain Map

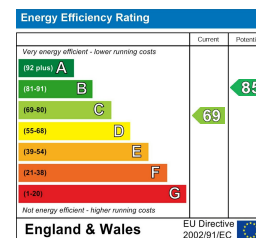


## Floor Plan



## 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.