

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Francis Road  
Stourbridge, DY8 3LT

£235,000



Council Tax: B



# Francis Road

Stourbridge, DY8 3LT



## Front Of The Property

To the front of the property is a tarmac driveway leading to garage.

## Entrance Hall

With a double glazed door to front, stairs to the first floor landing, doors to rooms and opening to the kitchen, double glazed window to front, laminate floor and a vertical central heating radiator.

## Lounge

10'9" x 15'3" (3.3 x 4.67)

With a door leading from the entrance hall, front and rear double glazed windows and a central heating radiator.

## Kitchen

8'2" x 8'11" (2.51 x 2.74)

Opening from the entrance hall, door to the bathroom, fitted with wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for tumble dryer, electric hob, extractor fan above, integrated oven, dishwasher and washing machine, double glazed window to rear, double glazed door to rear and a vertical central heating radiator.

## Utility Area

Opening from the entrance hall, with plumbing for washing machine, space for tumble dryer, space for fridge freezer and a double glazed window to front.

## Bathroom

With a door leading from the kitchen, bath, WC, wash hand basin, part tiled walls, double glazed window to rear, extractor fan and a heated towel rail.

## Landing

With stairs leading from the entrance hall, double glazed window to front, airing cupboard housing wall mounted boiler, loft access and doors to various rooms.

### Bedroom One

9'1" x 13'5" (2.77 x 4.11)

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

### Bedroom Two

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

### Bedroom Three

6'9" x 10'11" (2.06 x 3.35)

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

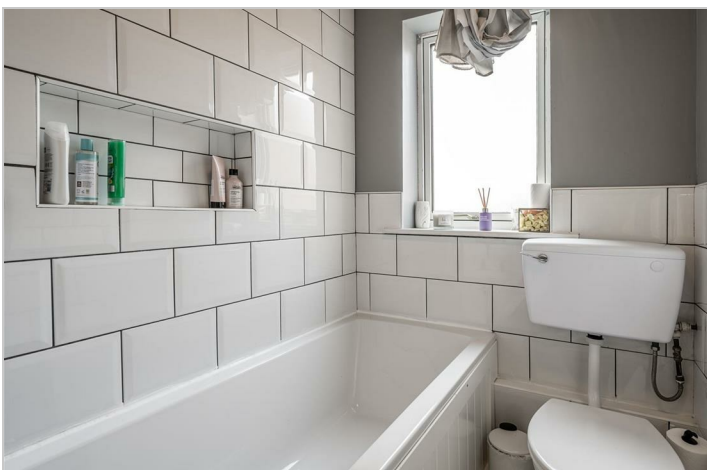
### Garden

With a double glazed door from the kitchen to a patio area, outside tap, steps leading up to a large lawn and garden shed.

### Garage

16'9" x 6'9" (5.12 x 2.07)

With double doors to front and a further door to the rear garden.



## Road Map



## Hybrid Map



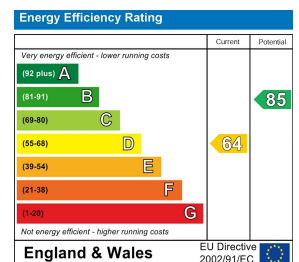
## Terrain Map



## 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.