

HUNTERS[®]

HERE TO GET *you* THERE



Cot Lane

Stourbridge, DY8 5PP

Offers In The Region Of £460,000



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2a Cot Lane

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Front of the Property

With a tarmac driveway to front with block paved borders, lawn, gated side access, car port, up and over door to garage and door to entrance hall.

Entrance Hall

With a door to front, door leading to lounge and WC, alarm control pad, central heating radiator and stairs leading to the first floor landing.

WC

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit and extractor fan.

Lounge

22'9" x 12'9" (6.94 x 3.89)

With a door leading from the entrance hall, bay window to front, electric fire with decorative surround, door to dining room and a central heating radiator.

Dining Room

9'6" x 9'8" (2.91 x 2.96)

With a door leading from the lounge, door to kitchen, double glazed sliding door to garden and a central heating radiator.

Kitchen

9'7" x 10'2" (2.93 x 3.1)

With a door leading from the dining room, tiled floor, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated dishwasher, fridge and microwave, integrated double oven, gas hob and stainless steel cooker hood above, one and a half bowl sink and drainer, door to utility room, window to rear and a central heating radiator.

Utility Room

4'11" x 7'6" (1.52 x 2.29)

With a door leading from the kitchen, tiled floor, stainless steel sink and tiled splash back, space for tall fridge freezer, plumbing for washing machine, window to side and fire proof door to garage.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, large airing cupboard, storage cupboard, loft access and window to side.

Bedroom One

11'8" x 9'7" (3.58 x 2.94)

With a door leading from the landing, fitted wardrobes, window to rear, door to en suite and a central heating radiator.

En Suite

6'1" x 8'10" max (1.87 x 2.70 max)

With a door leading from bedroom one, tiled walls, WC, walk in shower cubicle, wash hand basin, window to side and a chrome heated towel rail.

Bedroom Two

10'9" x 9'6" (3.30 x 2.9)

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

Bedroom Three

8'9" x 10'2" (2.68 x 3.12)

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

Bedroom Four

6'10" x 10'5" (2.1 x 3.2)

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

Bathroom

7'2" x 5'5" (2.19 x 1.66)

With a door leading from the landing, bath, mirror, WC, wash hand basin, tiled walls, recessed spotlights, window to side and a central heating radiator.

Garden

With doors leading from the garage and dining room, patio area, outdoor tap, gated side access, steps to lawn beyond, mature shrub borders and outdoor lights.

Garage / Car Port

29'7" x 8'0" (9.02 x 2.46)

With an up and over door to front, door to kitchen, storage cupboard, power and light, door to garden, window to side and wall mounted boiler.



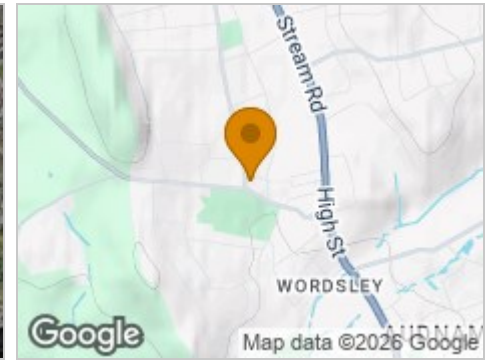
Road Map



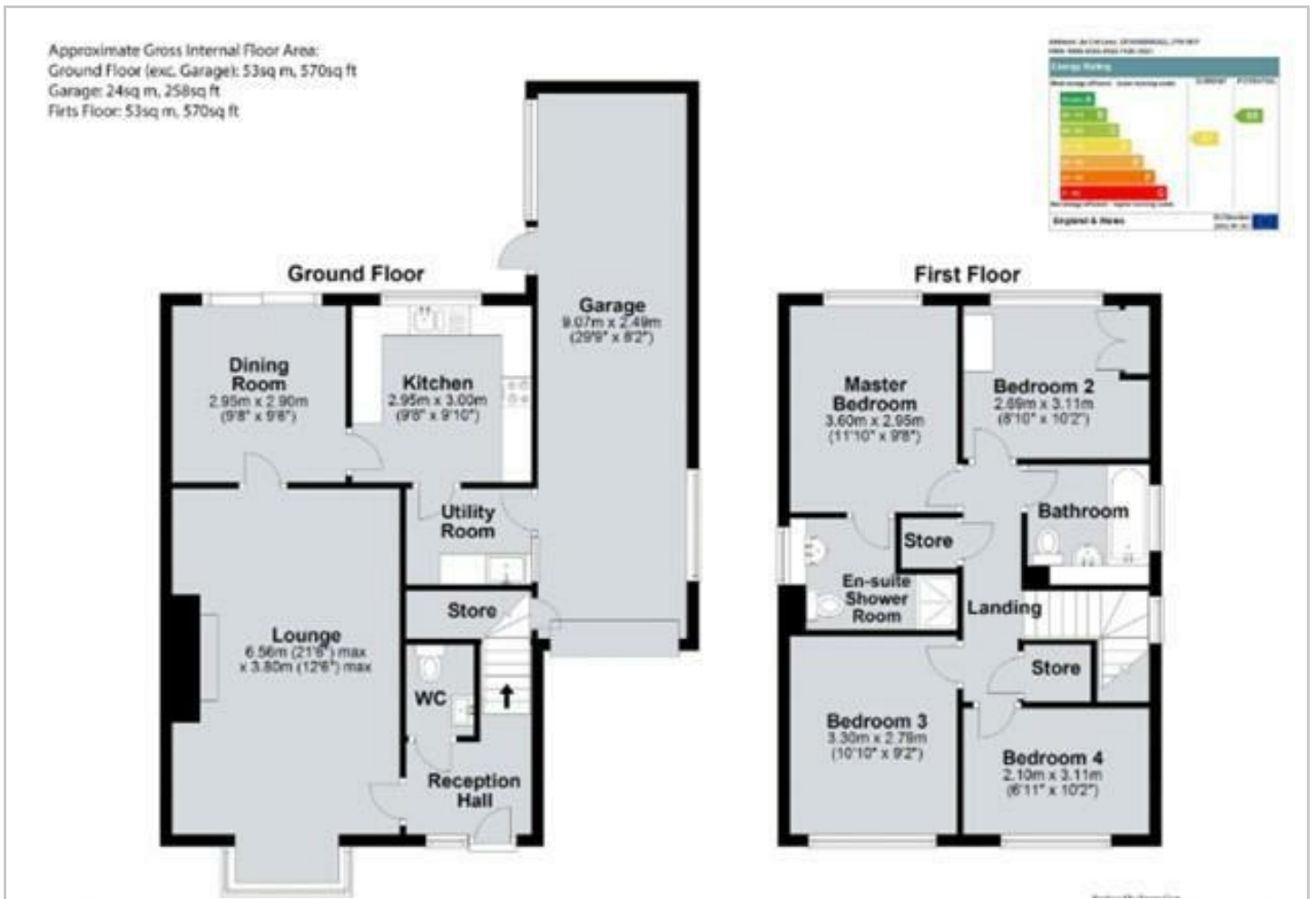
Hybrid Map



Terrain Map



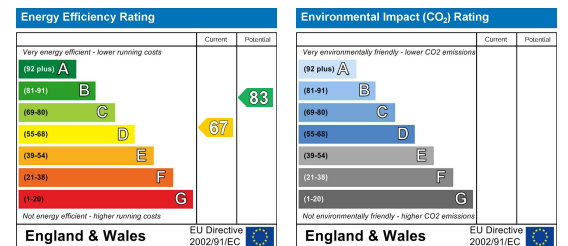
Floor Plan



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.