

# HUNTERS®

HERE TO GET *you* THERE



## King William Street

Amblecote, Stourbridge, DY8 4EP

Offers In The Region Of £325,000



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## Front of the Property

To the front of the property is a blocked paved driveway, decorative chipping stones, raised sleeper borders with mature planted shrubs, gated side access and a double glazed door leading to the entrance hall.

## Entrance Hall

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

## Lounge

12'5" x 10'5" (3.8 x 3.2)

With a door from entrance hall, a feature fire place with a slate heath, log burning stove, decorative mantle piece, space for seating, wooden flooring, double glazed window to front and a central heating radiator.

## Sitting Room

12'5" x 10'5" (3.8 x 3.2)

With a door from the entrance hall, door leading to kitchen diner, feature fire place with a tiled heath, space for seating, wooden flooring, double glazed window to front and central heating radiator.

## Rear Lobby

With a door from the kitchen, access to cellar, recess spotlights, space for cloaks, door leading to shower room and quarry tile flooring.

## Kitchen Diner

8'6" x 28'2" (2.6 x 8.6)

With a door from the sitting room and rear lobby, fitted with matching wall and base units, worktops over with tiled splash backs, stainless steel sink and drainer, space for a range master style cooker, gas hob, stainless steel cooker hood over, space for tall fridge freezer, plumbing for washing machine, space for tumble dryer, dresser and dining table, tiled flooring, recess spotlight, extractor fan, two double glazed windows to the side, double glazed French doors to the side and two vertical column central heating radiators.

## Shower Room

With a door from the rear lobby, double walk in shower with waterfall shower head and shower screen, WC, wash hand basin, tiled walls, recess spotlights, quarry tile floor, extractor fan, double glazed window to rear and a vertical central heating towel rail.

### Cellar

9'2" x 11'10" (2.8 x 3.63)

With a door and stairs from rear lobby, light and power, useful storage space and a central heating radiator.

### Landing

With stairs from entrance hall, doors to various rooms, recess spotlights and cupboard housing the central heating boiler.

### Bedroom One

12'5" x 10'5" (3.8 x 3.2)

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

### Bedroom Two

12'5" x 10'5" (3.8 x 3.2)

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

### Bedroom Three

8'6" x 11'1" (2.6 x 3.4)

With a door from the landing, loft hatch, recess spotlights, double glazed window to side, vertical column central heating radiator.

### Bathroom

With door from the landing, bath, wash hand basin set into vanity unit, part tiled walls, tiled flooring, recess spotlights, shelves, double glazed window to rear and column central heating radiator.

### Garden

With double glazed French doors from kitchen diner leading to patio seating area, outdoor light, a small garden shed and gated side access.



Aerial map of the Audnam area. A red location pin is placed on a residential street. The map shows a network of roads, green spaces, and buildings. Labels on the map include 'AUDNAM' in the top left, 'Brettell Ln' along a road, and 'A4102' near a road intersection. At the bottom, there is a small text credit: 'ous, Landsat / Copernicus, Maxar Technologies'.

The floor plan is divided into three levels:

- BASEMENT:** Located at the bottom left, it contains a 'CELLAR' and a set of 'STAIRS' with a 'DOWN' arrow.
- GROUND FLOOR:** The central level, featuring a 'KITCHEN/DINER' at the top, a 'LOUNGE' on the left, and a 'SITTING ROOM' on the right. A central 'REAR LOBBY' contains 'STAIRS' with 'DOWN' and 'UP' arrows. To the left of the lobby is a 'SHOWER ROOM'. At the bottom is an 'ENTRANCE HALL'.
- 1ST FLOOR:** Located on the right, it includes three 'BEDROOM's, a 'BATHROOM', 'STORAGE' areas, and a central 'LANDING' with 'DOWN' and 'UP' arrows.

A large, semi-transparent watermark for 'HUNTERS' is overlaid across the center of the plan, with the tagline 'GET you THERE' below it.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix 03025.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2012/27/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**England & Wales**

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.

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