

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sandringham Road

Stourbridge, DY8 5HN

£240,000



# 22 Sandringham Road

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## Front of the Property

With a paved driveway to side, gated side access, decorative chipping stones, mature shrub borders and steps leading to a double glazed door to front.

## Entrance Hall

With a double glazed door and window to front, door to lounge, stairs leading to the first floor landing and a central heating radiator.

## Lounge

13'4" x 11'2" (4.07 x 3.42)

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

## Kitchen Breakfast Room

8'0" x 15'8" (2.44 x 4.78)

With a door leading from the lounge, range of fitted wall and base units, worksurfaces over and tiled splash back, integrated oven, gas hob above, plumbing for washing machine and dishwasher, space for tall fridge freezer, storage cupboard, double glazed sliding door to conservatory, double glazed window to rear, double glazed door to side, recessed spotlights and a central heating radiator.

## Conservatory

4'9" x 9'3" (1.45 x 2.83)

With a double glazed sliding door leading from the kitchen, double glazed windows to side and rear and a double glazed door to garden.

## Landing

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

## Bedroom One

10'4" x 9'2" (3.16 x 2.8)

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

## Bedroom Two

11'4" x 8'7" (3.46 x 2.64)

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

### Bedroom Three

8'0" x 6'7" (2.44 x 2.02)

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

### Bathroom

5'9" x 4'9" (1.77 x 1.45 )

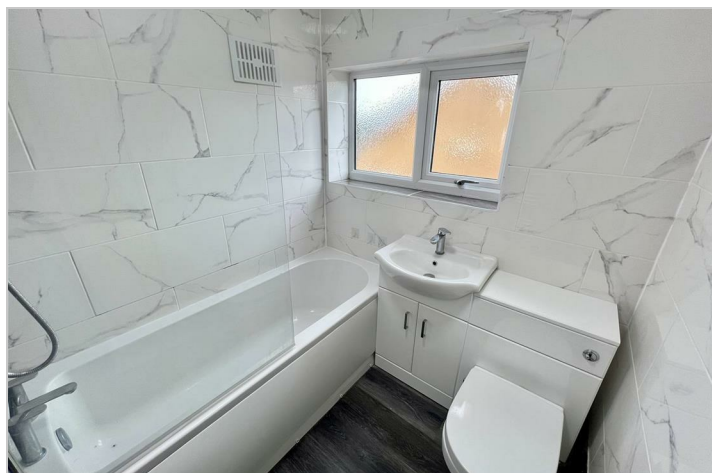
With a door leading from the landing, tiled walls, wash hand basin and WC set into vanity unit, bath with waterfall shower over and seperate shower attachment, double glazed window to side, extractor fan and a chrome heated towel rail.

### Garage

With an up an over door to front and window to side.

### Garden

With a door leading from the kitchen and conservatory, access to garage, patio area, outdoor tap, steps leading to further seating area and decorative chipping stones.



## Road Map



## Hybrid Map



## Terrain Map



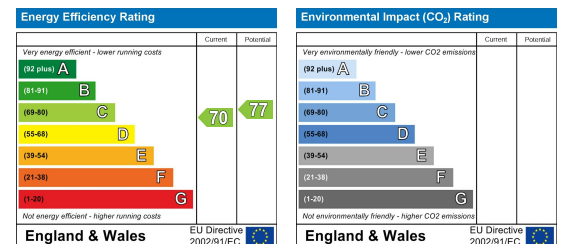
## Floor Plan



## 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.