

# HUNTERS®

HERE TO GET *you* THERE



Porlock Road

Stourbridge, DY8 4LL

£240,000



Council Tax: C

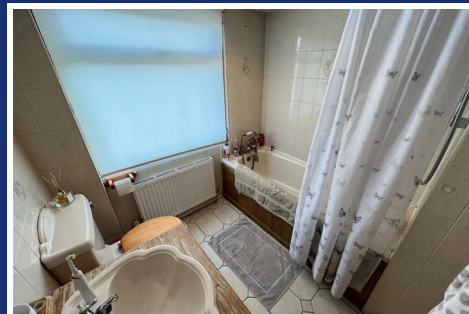
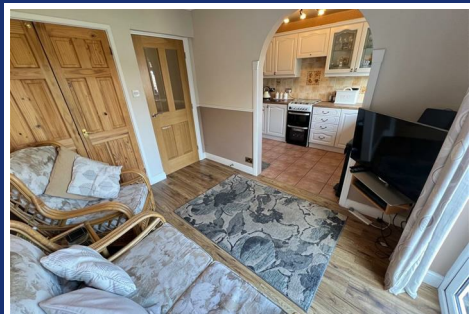




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## Front Of The Property

With a tarmacadam driveway leading to garage and lawn to side.

## Entrance Hall

With a door to side, stairs to the first floor landing, doors to rooms, storage cupboard and a central heating radiator.

## Lounge

10'11" x 15'7" (3.34 x 4.76)

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

## Study

10'5" x 6'9" (3.19 x 2.07)

With a door for the entrance hall and a central heating radiator.

## Kitchen Breakfast Room

13'4" x 15'10" (4.08 x 4.84)

With a door from the entrance hall, fitted with wall and base units, work surfaces with tiled splashback, one and half stainless steel sink and drainer, space for cooker, plumbing for washing machine and dishwasher, integrated fridge freezer, double glazed window to rear, tiled floor, double glazed french doors to the rear garden, double doors to utility, laminate floor and a central heating radiator.

## Utility Area

With access from the kitchen, wall units and plumbing for washing machine.

## Landing

With stairs from the entrance hall, loft access and doors to rooms.

## Bedroom One

9'6" x 13'6" (2.92 x 4.13)

With a door from the landing, two double glazed windows to front, built in wardrobes and a central heating radiator.

## Bedroom Two

9'7" x 8'4" (2.93 x 2.55)

With a door from the landing, double glazed window to rear, built in storage cupboard housing wall mounted boiler and a central heating radiator.

## Garden

With double glazed french doors from the kitchen to a patio, steps leading down to lawn, shrub borders and a feature garden pond.

## Garage

21'8" x 7'11" (6.62 x 2.43)

With a garage door to front, double glazed window to rear, power, light, and a door to rear.





Road Map



Hybrid Map



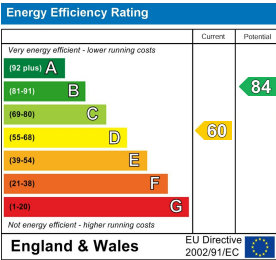
Terrain Map



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.