

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



College Road  
Stourbridge, DY8 1BG

£450,000



Council Tax: E



# College Road

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## Front of the Property

To the front of the property is a tarmac driveway leading to the garage, mature shrubs, double glazed door leading to the porch and gated side access.

## Porch

With a double glazed door to the front, tiled flooring and a door leading to the entrance hall.

## Entrance Hall

With a door from the porch, stairs leading to the first floor landing, doors leading to various rooms and a central heating radiator.

## Cloakroom

With a door from the entrance hall, WC and a wash hand basin.

## Lounge

15'6" x 11'3" (4.74 x 3.45)

With a door from the entrance hall, a double glazed bay window to the front, double doors leading to the dining room and a central heating radiator.

## Dining Room

12'0" x 11'3" (3.68 x 3.44)

With double doors from the lounge, an opening leading to the kitchen, a patio door leading to the conservatory and a central heating radiator.

## Conservatory

9'2" x 10'9" (2.80 x 3.30)

With a patio door from the dining room, double doors leading to the rear garden, wall lights and tiled flooring.

## Kitchen

8'6" x 15'0" (2.60 x 4.59)

With an opening from the entrance hall, fitted kitchen with a range of wall and base units, granite work surface over with matching splashbacks, sink and drainer, integrated double oven, five ring gas hob with a stainless steel cooker hood over, integrated dishwasher, space for a tall fridge freezer, a double glazed window and door to the rear, recessed spotlights, breakfast bar, a door leading to the utility and a central heating radiator.

## Utility

5'10" x 7'6" (1.80 x 2.31)

With a door from the kitchen, a range of wall and base units, work surface over, one and a half bowl stainless steel sink and drainer, plumbing for a washing machine, a wall mounted boiler and a heated towel rail.

## Landing

With stairs from the entrance hall and doors to leading various rooms.

### Bedroom One

11'9" x 11'3" (3.60 x 3.44)

With a door from the first floor landing, double glazed window to the rear, a built in wardrobe, a door leading to the en suite and a central heating radiator.

### En Suite

5'2" x 6'4" (1.60 x 1.94)

With a door from bedroom one, a double glazed window to the rear, shower cubicle, WC, bidet, wash hand basin set into a vanity unit, built in storage cupboard, fully tiled walls and flooring and a chrome heated towel rail.

### Bedroom Two

13'1" x 11'1" (4.00 x 3.40 )

With a door from the first floor landing, two double glazed windows to the front, fitted wardrobe and a central heating radiator.

### Bedroom Three

14'1" x 7'7" (4.30 x 2.32)

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

### Bedroom Four

9'6" x 6'4" (2.90 x 1.95 )

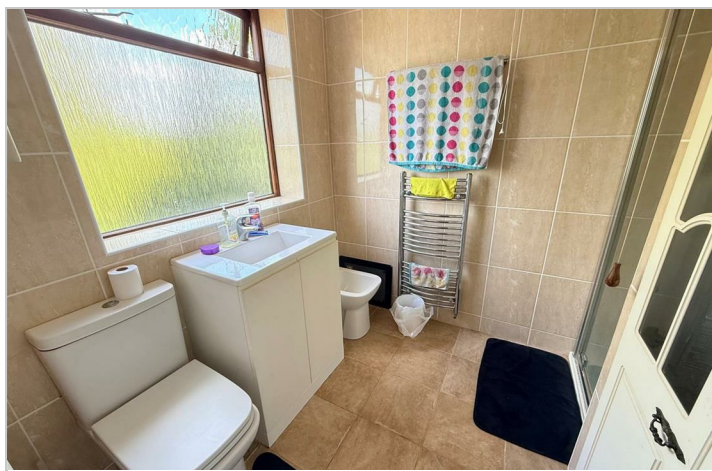
With a door from the first floor landing, a double glazed window to the front and a central heating radiator.

### Bathroom

With a door from the first floor landing, a bath with shower over, WC, wash hand basin set into a vanity unit, part tiled walls and tiled flooring, a double glazed window to the rear and a chrome heated towel rail.

### Rear Garden

With a double door from the conservatory leading to the patio area, steps leading to further seating area and gated side access.



## Road Map



## Hybrid Map



## Terrain Map

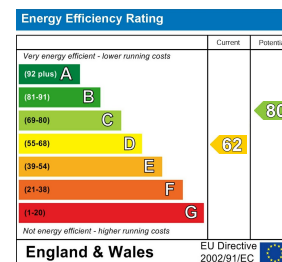


## Floor Plan



## 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.