

HUNTERS®

HERE TO GET *you* THERE



Audnam

Stourbridge, DY8 4AF

Offers In Excess Of £240,000



Council Tax: B



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Front of the Property

To the front of the property is a chipping stone driveway, mature shrubbed planters, a path leading to the front door and gated side access.

Entrance Hall

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

Lounge

14'8" x 12'3" (4.49 x 3.75)

With a door from the entrance hall, a double glazed window to the front, an understairs storage cupboard, a gas fireplace with a decorative surround, a door leading to the kitchen dining room and a central heating radiator.

Kitchen Dining Room

8'11" x 15'6" (2.74 x 4.73)

With a door from the lounge, a fitted kitchen with a range of wall and base units, work surface over, tiled splashbacks, one and a half bowl stainless steel sink and drainer, space for a free standing cooker, plumbing for a washing machine, space for a tumble dryer, space for a tall fridge/ freezer, a double glazed window to the rear, double glazed French doors to the rear, tiled flooring and a central heating radiator.

Landing

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

Bedroom One

13'5" x 8'10" (4.11 x 2.71)

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

Bedroom Two

10'4" x 6'11" (3.17 x 2.12)

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

Bedroom Three

7'0" x 8'5" (2.15 x 2.57)

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

Bathroom

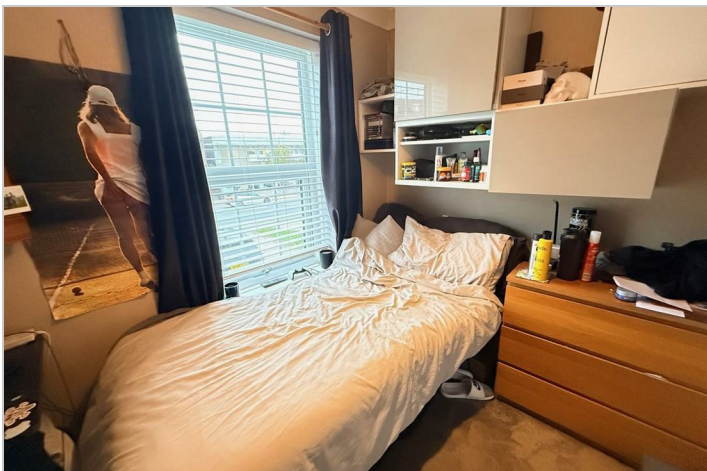
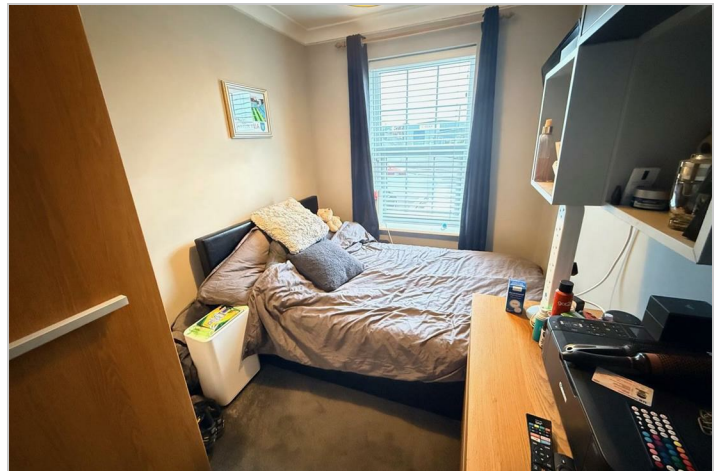
With a door from the first floor landing, a bathtub, a WC, wash hand basin set into vanity, a separate shower cubical, fully tiled walls, a double glazed window to the rear, an extractor fan and a chrome heated towel rail.

Rear Garden

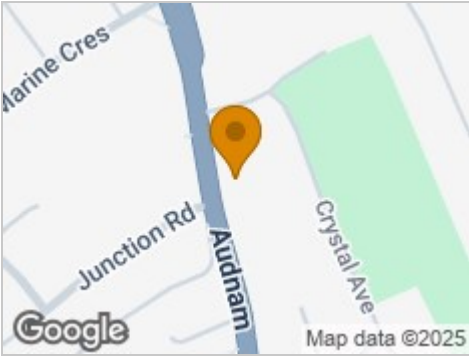
With double glazed French doors from the kitchen dining room leading to a patio seating area, steps leading up to a lawn area with a garden shed and further steps leading up to a decked seating area.

Agents Note

Please note there is a further parking allocated space near by.



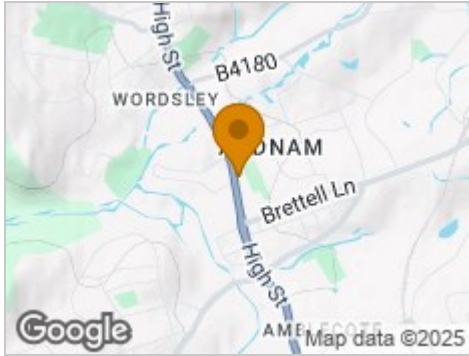
Road Map



Hybrid Map



Terrain Map

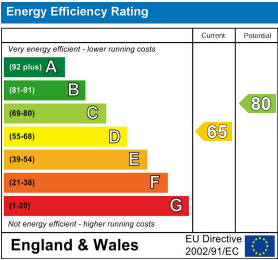


Floor Plan



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.