

HUNTERS®

HERE TO GET *you* THERE



Birchgate

Stourbridge, DY9 8XN



Birchgate

Stourbridge, DY9 8XN

Offers Over £285,000



Front of The Property

To the front of the property there is a tarmacked drive, shrub border, outside light, double glazed composite door leading to porch and gated side access to rear garden.

Porch

With a double glazed composite door leading from the front of the property, quarry tiled floor and further door and windows to entrance hall.

Entrance Hall

13'1" x 6'2" (4 x 1.9)

With a door leading from porch, stairs to first floor landing with storage cupboard underneath, doors to various rooms, laminate floor and a central heating radiator.

Dining Room

11'9" x 11'1" (3.6 x 3.4)

With doors leading from entrance hall and lounge, space for dining table, laminate floor, double glazed bay window to front and a central heating radiator.

Lounge

11'9" x 11'1" (3.6 x 3.4)

With doors leading from entrance hall and dining room, feature gas fire, space for seating, laminate floor, double glazed windows and french doors to rear garden and a central heating radiator.

Kitchen

15'1" x 8'2" (4.6 x 2.5)

With doors leading from entrance hall, WC and utility, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half sink and drainer, integrated oven, separate electric hob with cooker hood over, space for American-style fridge freezer, plumbing for washing machine, double glazed windows to rear, further double glazed door to side and two central heating radiators.

Utility

8'2" x 8'2" (2.5 x 2.5)

With doors leading from kitchen and garage, worktop, space for fridge freezer and tumble dryer, light and power and double glazed window to side.

WC

With a door leading from kitchen, WC and double glazed window to rear.

Landing

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

Tel: 01384 443331

Bedroom One

11'9" x 11'1" (3.6 x 3.4)

With a door leading from landing, window seat, laminate floor, double glazed bay window to front and a central heating radiator.

Bedroom Two

11'9" x 9'2" into wardrobe (3.6 x 2.8 into wardrobe)

With a door leading from landing, built-in wardrobes, laminate floor, double glazed window to rear and a central heating radiator.

Bedroom Three

8'2" x 6'2" (2.5 x 1.9)

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

Shower Room

With a door leading from landing, walk-in shower cubicle with waterfall shower head, WC and wash hand basin set into vanity unit, tiled walls, recessed spotlights, extractor, double glazed window to rear and a central heating radiator.

Garage

19'8" x 11'1" (6 x 3.4)

With doors leading from garden, open to garden room, useful storage space, light, power and windows to side and rear.

Garden Room

11'1" x 9'2" (3.4 x 2.8)

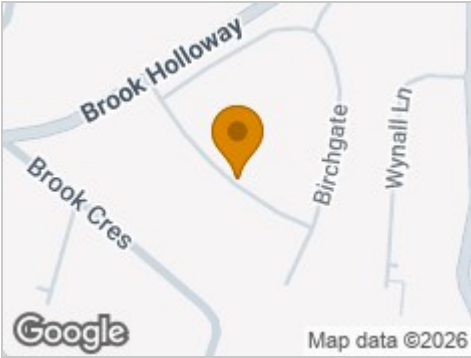
Open from garage and door to front, light and power, windows to front, side and rear.

Garden

With double glazed doors leading from lounge and kitchen, patio and decked seating area, artificial lawn, decorative stones, mature shrubs and trees, greenhouse, garden sheds, pond, tap, access to garage and gated side access leading to the front of the property.



Road Map



Hybrid Map



Terrain Map



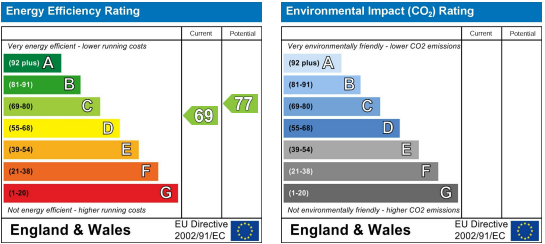
Floor Plan



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.