

# HUNTERS®

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## Pargeter Street

Stourbridge, DY8 1AU

Offers Over £375,000



Council Tax: C





# 9 Pargeter Street

Stourbridge, DY8 1AU

Offers Over £375,000



## Front of the Property

To the front of the property is a tarmac driveway, block paving borders, mature shrubs, gated side access and garage door.

## Entrance Hall

With a double glazed door and window to the front, doors leading to various rooms, stairs leading to the first floor landing, storage cupboard and a central heating radiator.

## Dining Room

14'2" x 12'5" (4.32 x 3.81)

With a door from the entrance hall, space for a dining table, double glazed window to the front, a gas fire with decorative surround and a central heating radiator.

## Lounge

12'9" x 12'5" (3.89 x 3.81)

With a door from the entrance hall, a gas fire with decorative surround, double glazed door leading to the conservatory and a central heating radiator.

## Kitchen

7'8" x 10'5" (2.34 x 3.18)

With a door from entrance hall, tiled flooring, a fitted kitchen with a range of wall and base units, work surface over, tiled splash back, integrated oven with a induction hob over, stainless steel cooker hood above, stainless steel sink and drainer, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, double glazed window to rear and side, recessed spotlights, breakfast bar, double glazed door leading to the rear garden and a central heating radiator.

## Conservatory

10'9" x 10'4" (3.28 x 3.15)

With a double glazed door leading from the lounge, double glazed French doors leading to the rear garden, double glazed window to the side and rear and a central heating radiator.

## Rear Hall

With a door from the entrance hall, door leading to the WC, door leading to the garage and recessed spotlights.

## WC

3'0" x 3'10" (0.92 x 1.17)

With a door from the rear hall, a WC, wash hand basin with tiled splashback, extractor fan, recessed spotlights and a central heating radiator.

Tel: 01384 443331

### Landing

With stairs from the entrance hall, doors leading to various rooms, double glazed window to the side and a central heating radiator.

### Bedroom One

14'11" (into bay) x 12'6" (4.56 (into bay) x 3.83)

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

### Bedroom Two

11'11" x 12'7" (3.64 x 3.84)

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

### Bedroom Three

7'9" x 11'1" (2.38 x 3.38)

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

### Bathroom

11'2" x 7'5" (max) (3.42 x 2.27 (max))

With a door from the first floor landing, double glazed window to the front, part tiled walls, a WC, bath with shower over, wash hand basin and a central heating radiator.

### Garden

With a double glazed door leading from conservatory and kitchen leading to patio seating area, lawn beyond, mature shrubbed borders, gated side access and

### Garage

17'3" x 7'4" (5.28 x 2.24)

With a door from the rear hall, power and lighting, garage doors to the front, space for tumble dryer and a wall mounted boiler.



Road Map



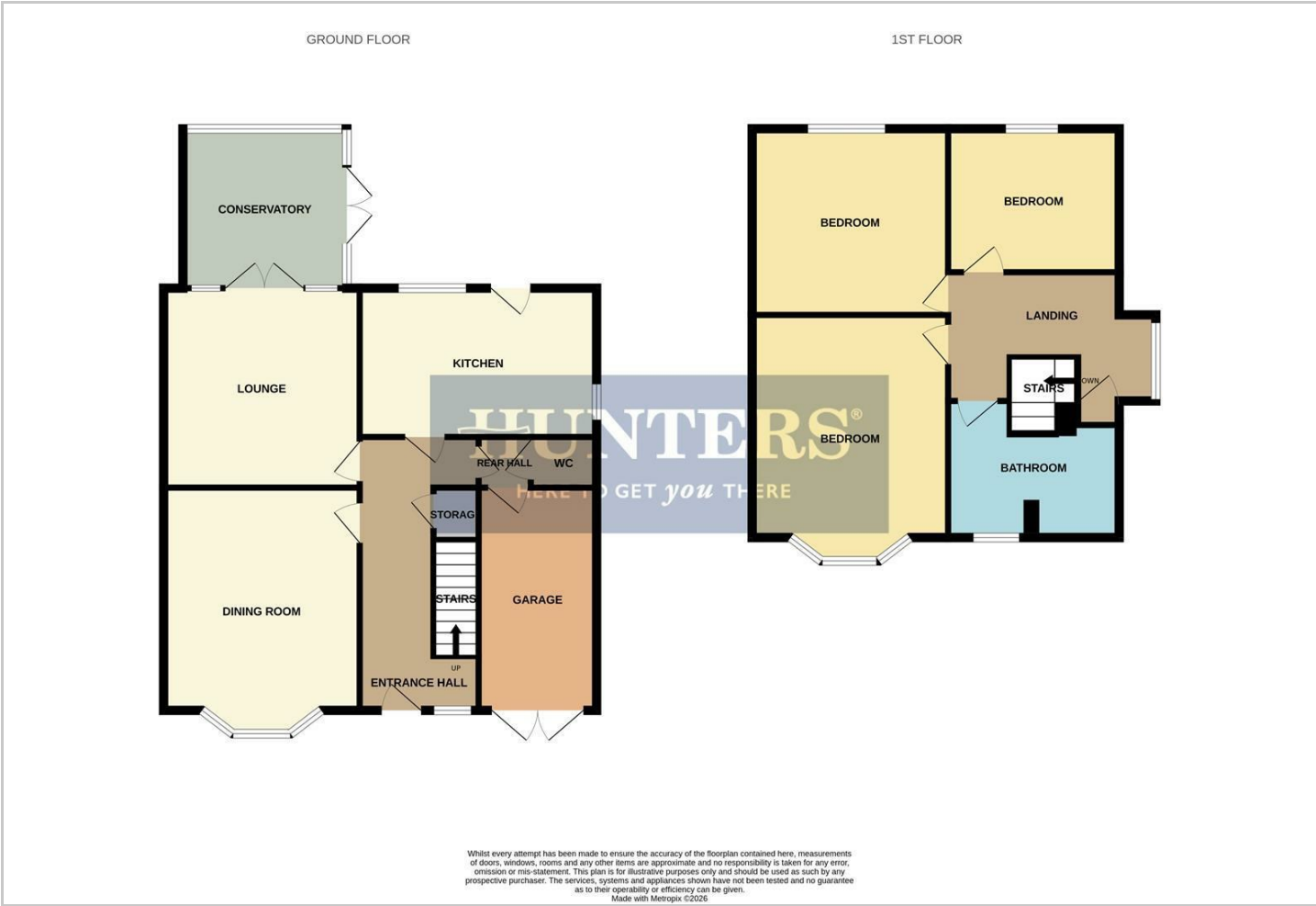
Hybrid Map



Terrain Map

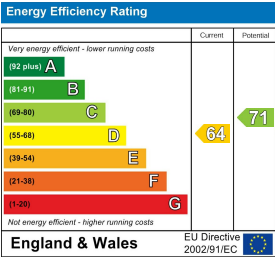


Floor Plan



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.