

# HUNTERS®

HERE TO GET *you* THERE



Albert Street  
Wall Heath, DY6 0NA



Council Tax: C

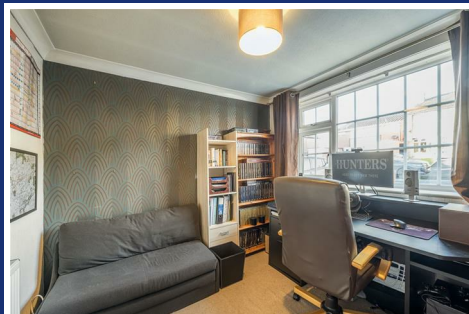




# Albert Street

Wall Heath, DY6 0NA

## £345,000



### Front Of The Property

To the front of the property is a block paved driveway, double doors to garage and a double glazed composite door to the hall.

### Entrance Hall

With a double glazed composite door to front and a door to the inner hall.

### Inner Hall

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

### Garage

17'4" x 8'6" (5.3 x 2.6)

With double doors to front, double glazed door to rear garden, space for appliances, power and light.

### Study

9'2" x 8'6" (2.8 x 2.6)

With a door from the inner hall, double glazed window to front and a central heating radiator.

### Lounge

21'11" x 11'9" (6.7 x 3.6)

With a door from the inner hall, potential for fireplace with fire surround, door to kitchen breakfast room, double glazed bi fold doors to the sun room and a central heating radiator.

### Kitchen

21'11" x 6'2" (6.7 x 1.9)

With a door from the lounge, fitted with wall and base units, work surfaces with tiled splashback, sink and drainer, integrated fridge freezer dishwasher and washing machine, double electric oven, gas hob with stainless steel cooker hood, double glazed windows to rear and side, tiled floor and a central heating radiator.

### Sun Room

10'2" x 6'6" (3.1 x 2)

With bi folding doors from the lounge this extended sun room has further bi fold doors to the rear garden, tiled flooring, floor to ceiling double glazed window to rear, skylight window and a column central heating radiator.

### Landing

With stairs from the inner hall, doors to rooms, airing cupboard, loft access which houses the boiler.

### Bedroom One

12'1" x 11'1" (3.7 x 3.4)

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

### Bedroom Two

11'5" x 8'6" (3.5 x 2.6)

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

### Bedroom Three

8'6" x 6'6" (2.6 x 2)

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

### Bathroom

With a door from the landing this modern fitted family bathroom has a shower cubicle, separate bath, WC, wash hand basin set into vanity unit, double glazed window to the rear, part tiled walls, recessed spotlights and a chrome heated towel rail.

### Garden

With bi folding doors leading from the sun room to a private rear garden, which has a patio area with lawn beyond which is bordered with mature shrubs and trees, there is a paved area to the rear of the garden which overlooks the park.





Road Map



Hybrid Map



Terrain Map

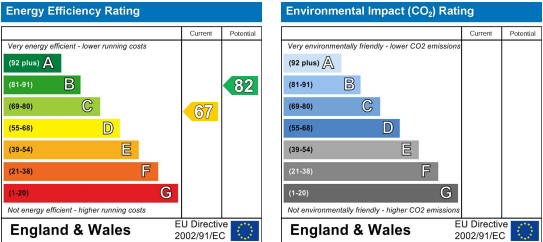


Floor Plan



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.