

HUNTERS[®]

HERE TO GET *you* THERE



Bells Lane

Stourbridge, DY8 5DW

£220,000



97 Bells Lane

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Front of the Property

With a lawn area to front and path leading to a double glazed front door.

Porch

With a double glazed door to front, doors leading to various rooms, recessed spotlights and a central heating radiator.

Cloakroom

4'1" x 3'7" (1.27 x 1.1)

With a door leading from the porch, WC and wash hand basin set into vanity unit with tiled splash and recessed spotlights.

Study / Playroom

19'6" x 7'5" (5.95 x 2.27)

With a door leading from the porch, double glazed french doors to garden double glazed window to side, central heating radiator and recessed spotlights.

Entrance Hall

With a door leading from the porch, double glazed window to side, doors leading to various rooms, stairs to first floor landing and storage cupboard.

Lounge

12'10" x 11'11" (3.93 x 3.64)

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

Kitchen Dining Room

11'5" x 11'10" (3.49 x 3.62)

With a door leading from the entrance hall, range of fitted wall and base units, worksurfaces over with tiled splash back, plumbing for dishwasher and washing machine, space for tall fridge freezer, integrated oven with gas hob above and stainless steel cooker hood, space for dining table, storage cupboard, double glazed door to garden, double glazed window to rear and a central heating radiator.

Landing

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

Bedroom One

13'3" x 11'11" (4.06 x 3.64)

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

Bedroom Two

8'8" x 10'1" (2.65 x 3.09)

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

Bathroom

4'9" x 5'2" (1.47 x 1.58)

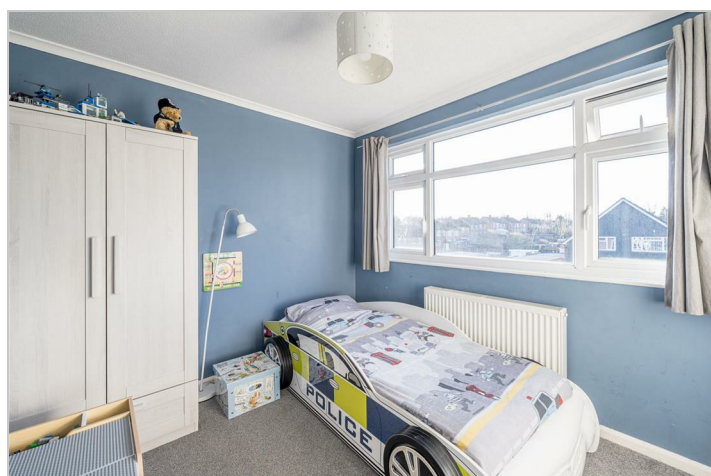
With a door leading from the landing, bath with shower over, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor fan and a chrome heated towel rail.

WC

With a door leading from the landing, WC, wash hand basin set into vanity unit with tiled splash, double glazed window to side and a central heating radiator/

Garden

With doors leading from the kitchen dining room and study, patio area, lawn to side, block paved off road parking and gate to rear.



Road Map



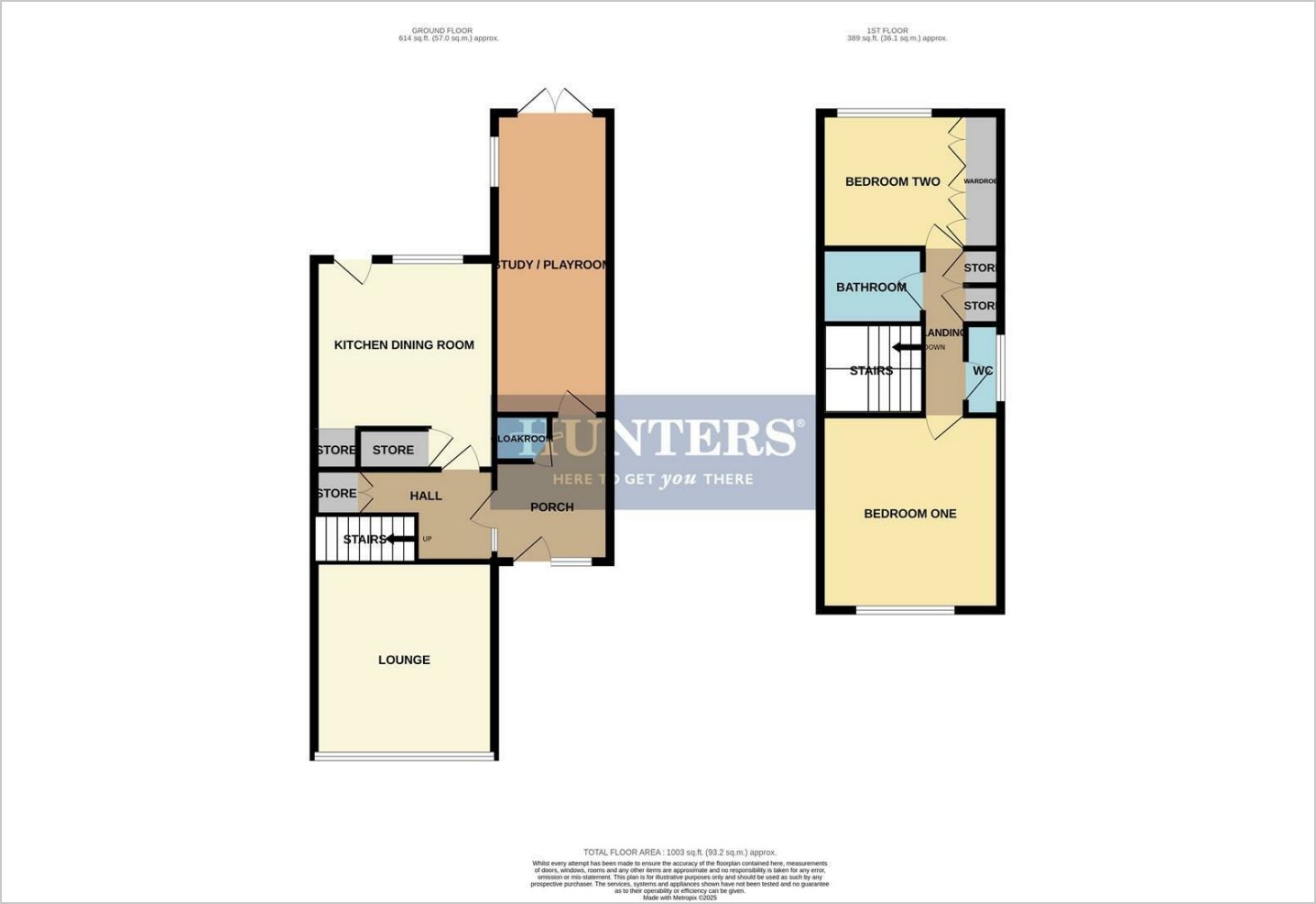
Hybrid Map



Terrain Map



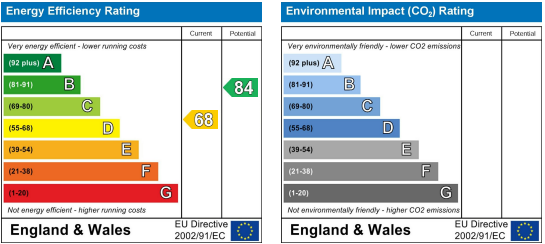
Floor Plan



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.