HUNTERS®

HERE TO GET *you* THERE

# Shepherds Brook Road

Stourbridge, DY9 7DX

£225,000

3 1 2 E

Council Tax: B

# Shepherds Brook Road

Stourbridge, DY9 7DX

## £225,000

### Front of property
To the front of the property is a large chipping stone driveway, garage door to the front and a double glazed door leading to the porch.

### Porch
With a double glazed door to the front and a door to the entrance hall.

### Entrance Hall
With doors to the front, stairs to the first floor, doors to various rooms and a central heating radiator.

### Lounge
12'5" x 10'8" (3.79 x 3.27)
With a double door to the dining room, a double glazed bay window to the front and a central heating radiator.

### Dining Room
11'0" x 7'5" (3.36 x 2.28)
With doors from the entrance hall, double doors to the lounge, double glazed patio doors to the rear and a central heating radiator.

### Kitchen
10'7" x 5'4" (3.25 x 1.64)
With doors leading from the entrance hall, a fitted kitchen with a range of wall and base units, work surface over a tiled splashback, stainless steel sink and drainer, a space for a cooker, double glazed windows to the rear, a door to the utility and a central heating radiator.

### Utility
10'4" x 4'10" (3.16 x 1.48)
With a door from the kitchen, a range of wall and base units, work surface over tiled splash back, plumbing for a washing machine, doors to the garage, double glaze windows and double glazed doors to the rear.

### Landing
With stairs from the entrance hall, doors to various rooms and double glazed windows to the side.

Tel: 01384 443331

## Bedroom One
13'0" x 9'6" (3.97 x 2.90)
With doors from the first floor landing, double glazed bay window to the front, built in wardrobes and a central heating radiator.

## Bedroom Two
10'11" x 9'6" (3.34 x 2.91)
With doors from first floor landing, double glazed windows to the rear and a central heating radiator.

## Bedroom Three
7'6" x 5'6" (2.30 x 1.68)
With a door from the first floor landing, double glazed windows to the front and a central heating radiator.

## First Floor Bathroom
With a door from the first floor landing, a bathtub with a shower over, wc, wash hand basin, part tiled walls, double glazed windows to the rear, loft access and a central heating radiator.

## Rear Garden
With doors from the utility, a patio area with a path to the rear, large lawn and shrub boarders.

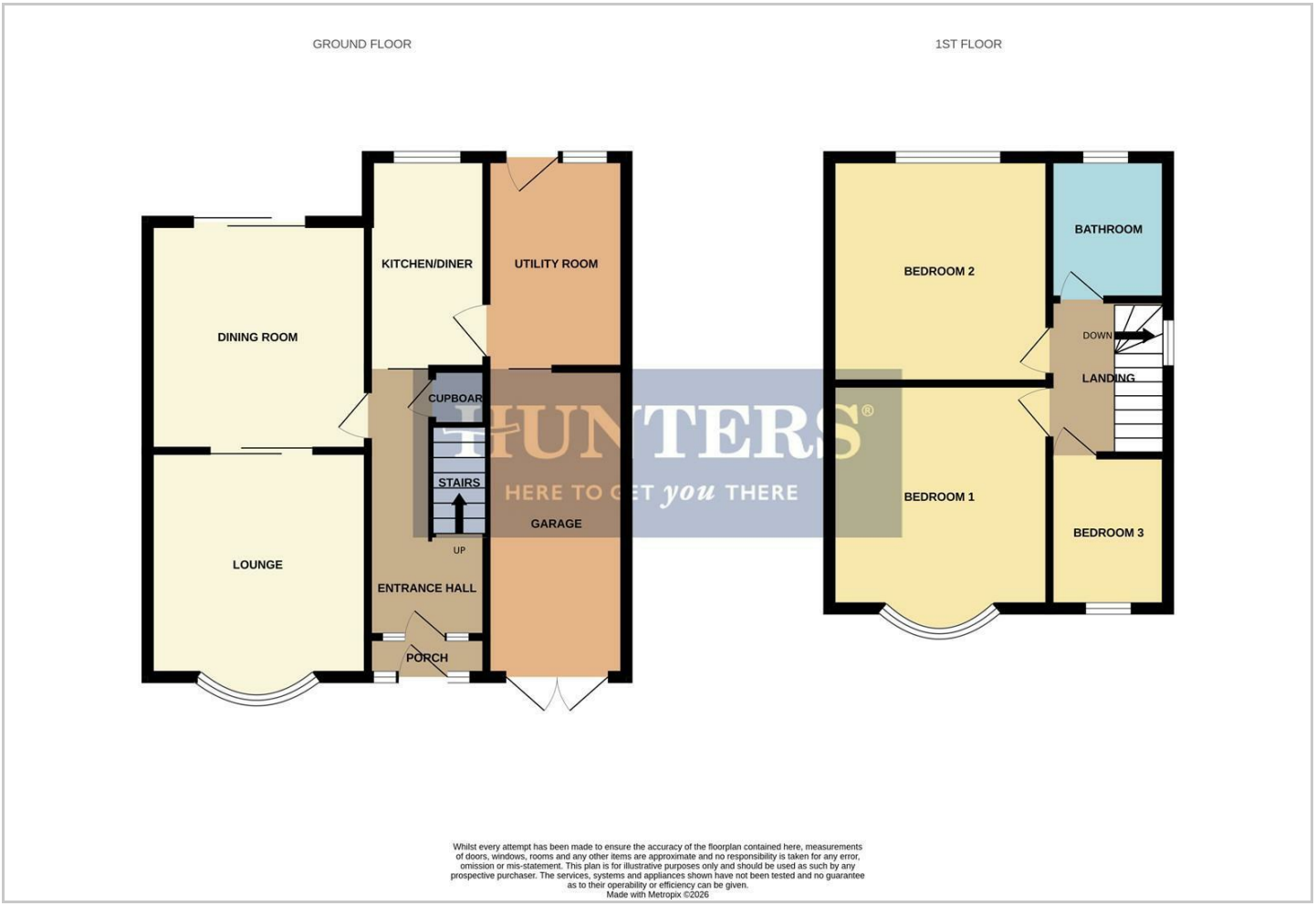
## Garage
15'1" x 6'6" (4.60 x 2.00)
With a garage door to the front, a wall mounted boiler, power and lighting and doors to the utility.

## Road Map

## Hybrid Map

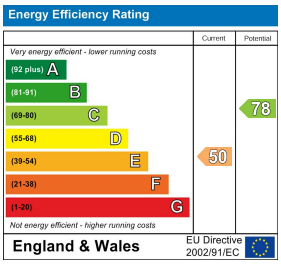
## Terrain Map

## Floor Plan




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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com