HUNTERS®

HERE TO GET *you* THERE

Guardians Walk

Stourbridge, DY8 5TH

£450,000

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£450,000

Front of the Property
With a block paved driveway, double glazed door to front, lawn to side, gated side access and an electric roller shutter door to garage.

Entrance Hall
With a double glazed door to front, bespoke fitted under stairs storage, stairs leading to the first floor landing, doors leading to various rooms and a central heating radiator.

WC
With a door leading from the entrance hall, part tiled walls, WC, wash hand basin, double glazed window to front, extractor fan and a central heating radiator.

Lounge
10'10" x 15'11" (3.32 x 4.87)
With a door leading from the entrance hall, double glazed bay window to front, fire with decorative surround, double doors to dining room and two central heating radiators.

Study / Dining Room
8'11" x 10'3" (2.72 x 3.14)
With a door leading from the kitchen and lounge, double glazed French doors to garden and a vertical central heating radiator.

Kitchen Dining Room
17'8" x 10'3" (5.40 x 3.13)
With a door leading from the entrance hall and dining room, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated double oven with gas hob and stainless steel cooker hood above, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for American style fridge freezer, space for dining table, door to garage, double glazed French doors to garden, double glazed window to rear, recessed spotlights and a central heating radiator.

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

Bedroom One
10'11" x 11'9" (3.34 x 3.6)
With a door leading from the landing, door leading to en suite, opening to dressing area, double glazed window to front and a central heating radiator.

En Suite
7'9" x 3'6" (2.38 x 1.08)
With a door leading from the bedroom, part tiled walls, WC, wash hand basin, walk in shower cubicle, double glazed window to side, extractor fan, recessed spotlights and a central heating radiator.

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Dressing Area
6'6" x 9'10" (1.99 x 3.02)
With an opening from the bedroom, fitted wardrobes, double glazed window to front and a central heating radiator.

Bedroom Two
8'3" x 14'0" (2.53 x 4.27)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Three
10'11" x 8'11" (3.34 x 2.73)
With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Four
8'11" x 10'8" (2.74 x 3.26)
With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bathroom
6'5" x 5'1" (1.96 x 1.57)
With a door leading from the landing, part tiled walls, WC, wash hand basin, bath, double glazed window to rear, extractor fan, recessed spotlights and a chrome heated towel rail.

Garage
8'2" x 15'7" (2.51 x 4.76)
With an electric roller shutter door to front, plumbing for washing machine, space for tumble dryer and a door to the kitchen.

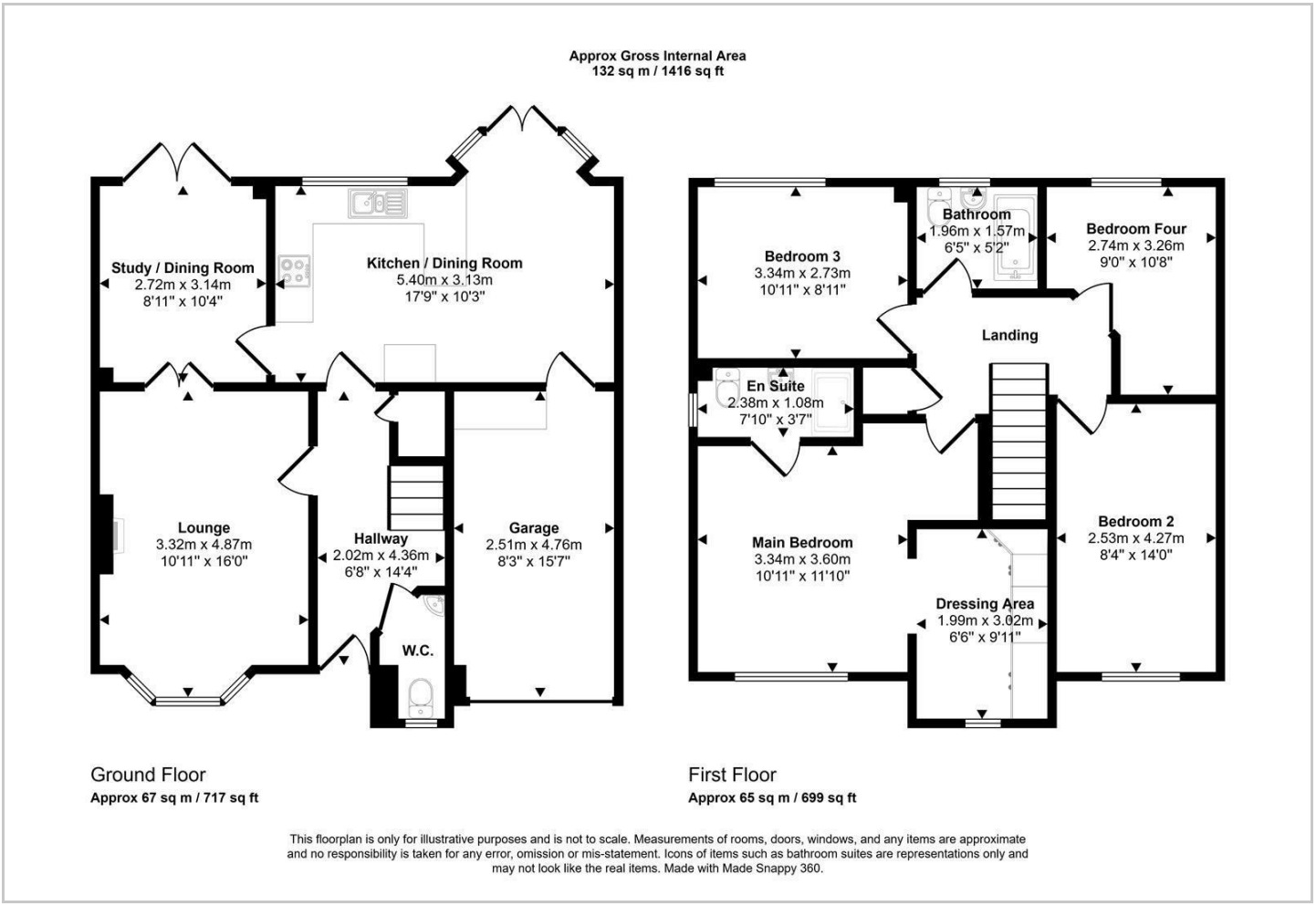
Garden
With access from the dining room and kitchen this landscaped rear garden, patio area, steps to lawn beyond with French drain, decorative chipping stones, further patio area, mature shrub borders, garden shed and outdoor tap.

Road Map

Hybrid Map

Terrain Map

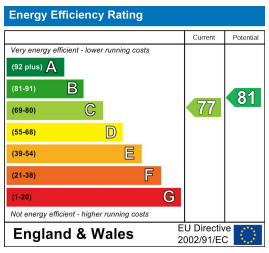
Floor Plan

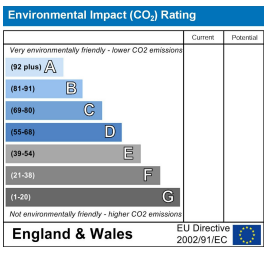


Viewing

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.

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