

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Croftwood Road

Stourbridge, DY9 7EU

£350,000



Council Tax: E



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## Front of the Property

To the front of the property is a block paved driveway, front lawn garden, access to the garage, gated side access and a double glazed door leading to the entrance hall.

## Entrance Hall

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

## Lounge

23'11" x 12'5" (7.30 x 3.80)

With a door from entrance hall, double doors leading to dining room, a gas fire-place with a decorative surround, double glazed French doors to the rear garden, wall lights, two double glazed windows to the rear, door leading to the kitchen and two central heating radiators.

## Dining Room

14'2" x 10'8" (4.34 x 3.26)

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

## Kitchen Breakfast Room

14'9" x 11'11" (max) (4.50 x 3.65 (max))

With a door from the lounge, fitted kitchen with a range of wall and base units, work surface over with a tiled splashback, two stainless steel sinks, integrated electric double oven, electric hob, space for a washing machine, space for a tall fridge freezer, double glazed windows to the side and rear, UPVC door to the side, tiled floor, space for a dining table and a central heating radiator.

## Bedroom Two

11'0" x 11'2" (3.36 x 3.42)

With a door from the entrance hall, fitted wardrobes, double glazed windows to the front and a central heating radiator.

## Ground Floor Bathroom

5'2" x 7'10" (1.6 x 2.40)

With doors from the entrance hall, bathtub, WC, wash hand basin set into a vanity unit, part tiled floor, tiled flooring and a central heating radiator.

## Landing

With stairs from the entrance hall, doors leading to various rooms, two double glazed windows to the side and eaves storage.

## Bedroom One

10'11" x 14'0" (3.34 x 4.27)

With a door from the first floor landing, two double glazed windows to the side, fitted wardrobes and a central heating radiator.

## Bedroom Three

7'0" x 12'0" (2.14 x 3.67)

With a door from the first floor landing, double glazed windows to the rear and built in wardrobes.

## Bedroom Four

12'9" x 7'7" (3.91 x 2.32)

With doors from first floor landing, double glazed window to the side, airing cupboard, wall mounted boiler, and a central heating radiator.

## First Floor Bathroom

With a door from the first floor landing, a bathtub with shower over, WC, wash hand basin with a built in storage unit, part tiled walls, tiled floors, double glazed window to the side and a central heating radiator.

## Rear Garden

With a double glazed door to the rear leading to a large patio area, steps leading up to lawn and garden shed.

## Garage

15'11" x 8'2" (4.86 x 2.50)

With a garage door to the front, double glazed windows to the side, power and lighting.



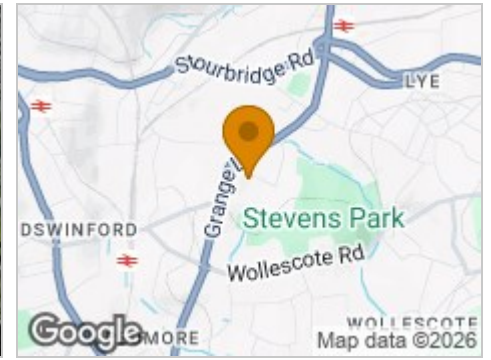
## Road Map



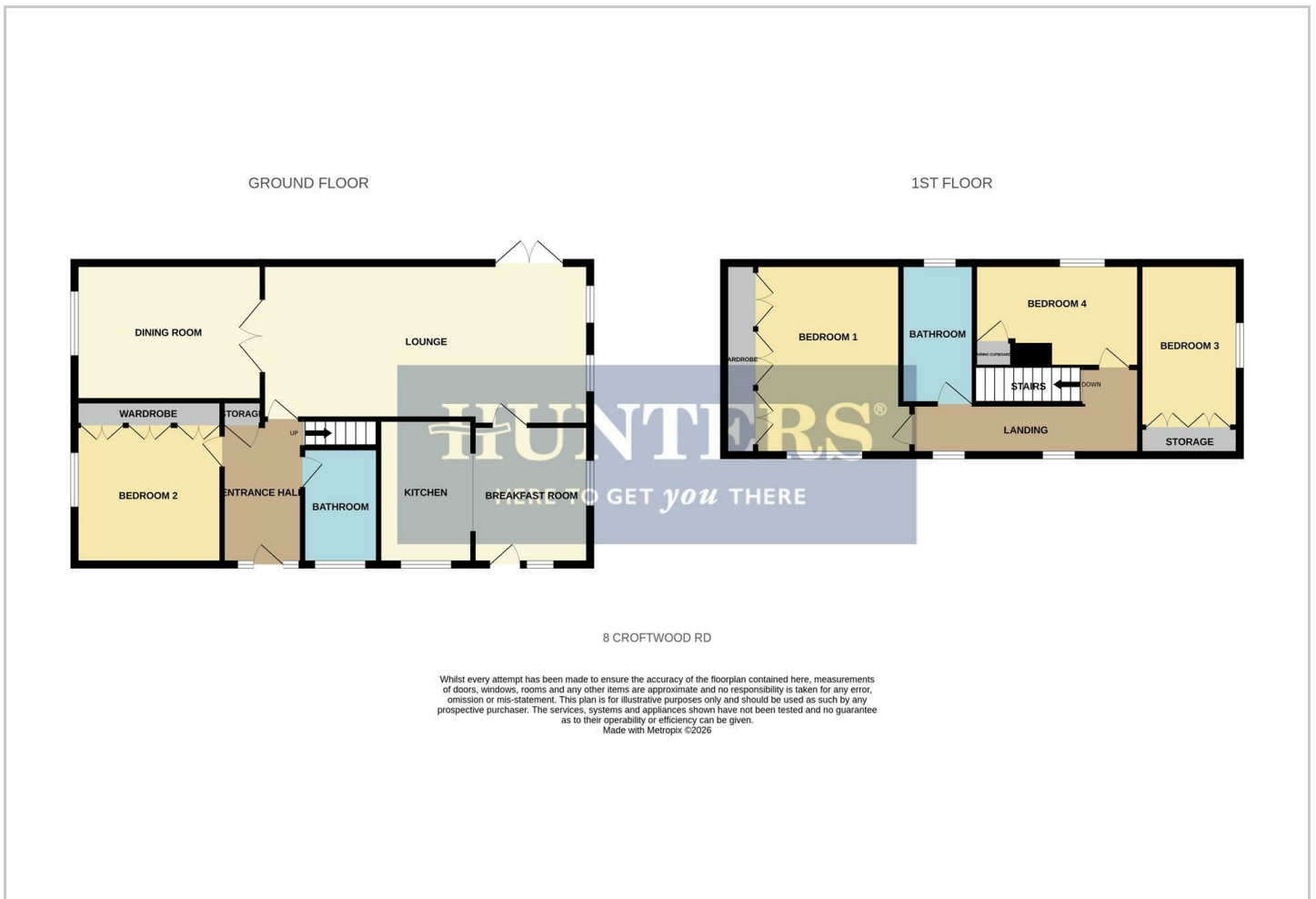
## Hybrid Map



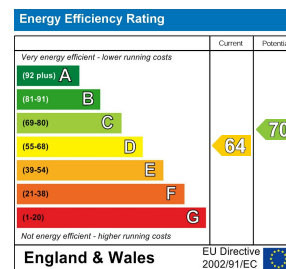
## Terrain Map



## 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.