

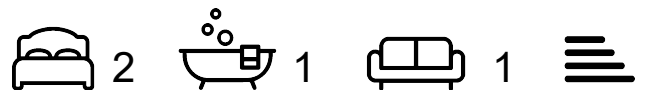
# HUNTERS®

HERE TO GET *you* THERE



## Boundary Lane

Stourbridge, DY7 5PA



Council Tax: C





# Boundary Lane

Stourbridge, DY7 5PA

Offers Over £325,000



## Front Of The Property

To the front of the property is a gravelled driveway with shrub borders, path with gated side access, canopy with double glazed door to the hall and an electric garage door.

## Entrance Hall

With a double glazed door to side, double glazed window to side, laminate floor, loft access, doors to rooms and a central heating radiator.

## Lounge

15'5" x 10'2" (4.7 x 3.1)

With a door from the entrance hall, gas fire with decorative surround, double glazed doors to the rear garden, laminate floor, double glazed window to front and a central heating radiator.

## Kitchen Breakfast Room

15'5" x 10'5" (4.7 x 3.2)

With a door from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, electric hob with extractor fan, electric oven, integrated fridge freezer, dishwasher and washing machine, double glazed windows to front and side, tiled floor and a central heating radiator.

## Bedroom One

11'9" x 9'6" (3.6 x 2.9)

With a door from the entrance hall, built in wardrobes, laminate floor, double glazed window to rear and a central heating radiator.

## Bedroom Two

11'9" x 6'2" (3.6 x 1.9)

With a door from the entrance hall, storage cupboard, laminate floor, double glazed window to rear and a central heating radiator.

## Shower Room

With a door from the entrance hall, shower cubicle, WC, wash hand basin, double glazed window to side and a central heating radiator.

## Garage

15'5" x 8'10" (4.7 x 2.7)

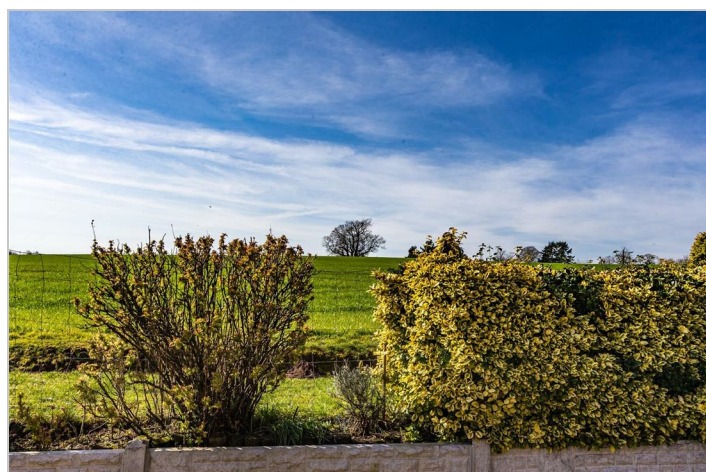
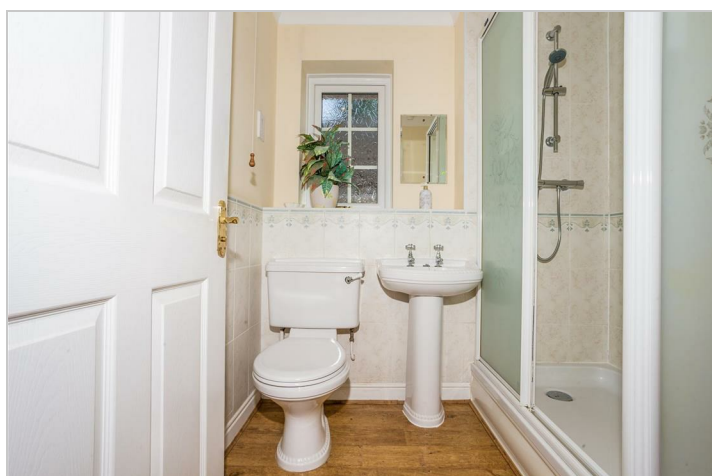
With an electric up and over door to front, loft access, double glazed door to rear, boiler, power and light.

## Garden

With access from the lounge this low maintenance private garden has a patio area with gravelled borders, shrubs, gated side access, double glazed door to the garage and garden shed.

## Agents Note

There is a service charge payable of approximately £1042 per annum.



Road Map



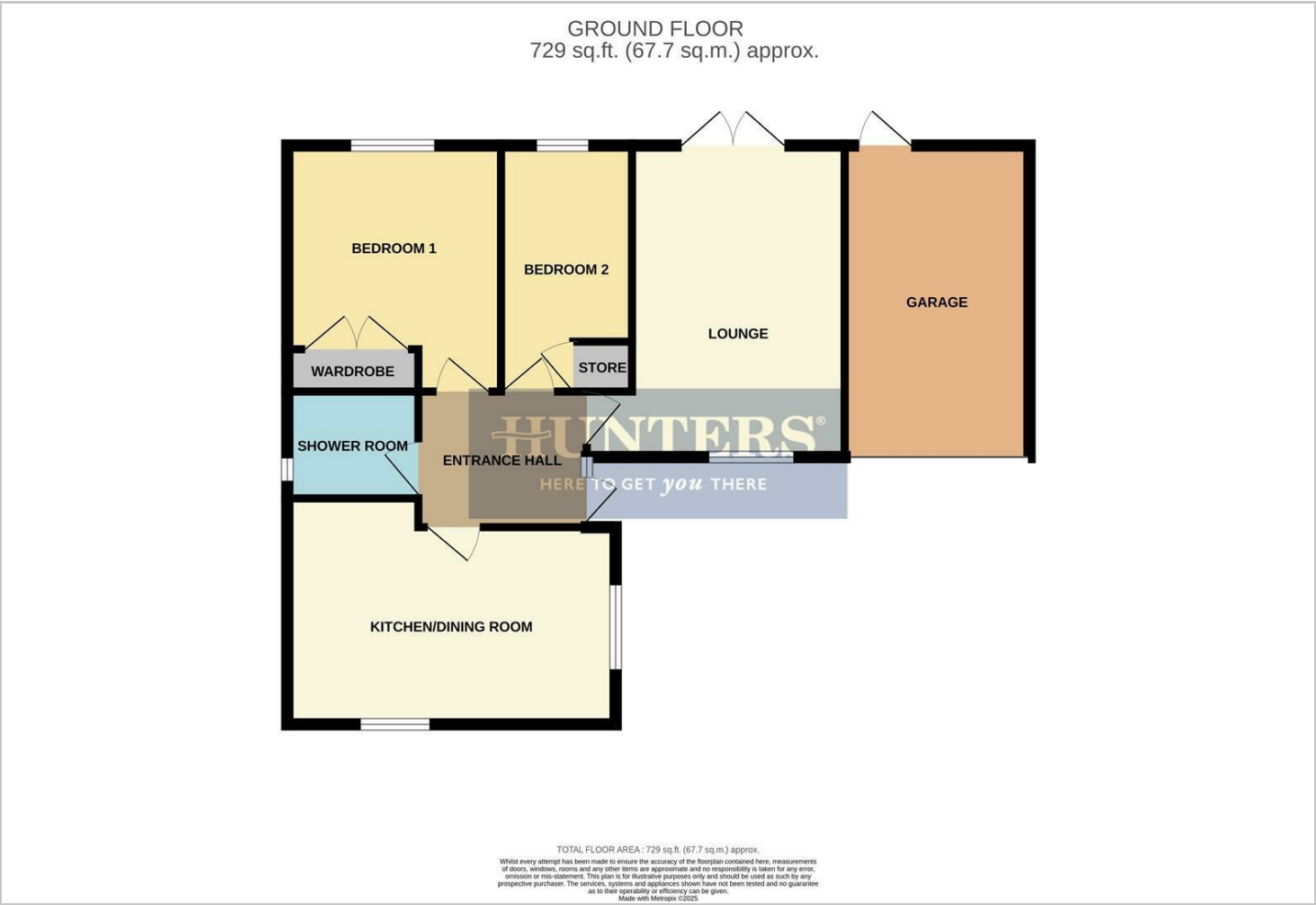
Hybrid Map



Terrain Map

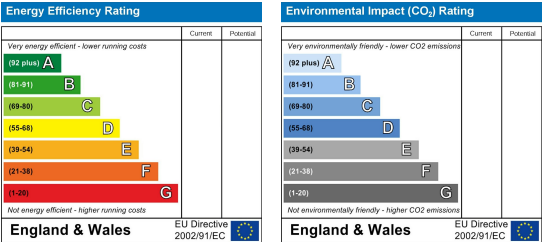


Floor Plan



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.