

HUNTERS[®]

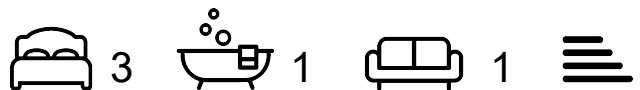
HERE TO GET *you* THERE



Shenstone Avenue

Stourbridge, DY8 3EJ

£295,000



Council Tax: B



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Front of the Property

To the front of the property is a lawned front garden, paved path leading to the double glazed front door, decorative chipping stone borders, tarmac driveway to the side with block paved driveway, and gated side access.

Entrance Hall

5'10" x 11'9" (1.80 x 3.59)

With a double glazed door to the front, two double glazed windows to the front, stairs leading to the first floor and doors leading to various rooms.

Lounge

14'8" x 11'10" (4.49 x 3.61)

With a door from the entrance hall, double glazed French doors leading to the sun room and a central heating radiator.

Sun Room

11'6" x 11'5" (3.53 x 3.50)

With double glazed French doors from the lounge, space for dining, double glazed window to the rear, tiled flooring and door leading to various rooms.

Kitchen Breakfast Room

17'10" x 8'10" (5.45 x 2.70)

With a door from the entrance hall and sun room, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, one and a half bowl sink and drainer, built in electric oven, electric hob with stainless steel cooker hood above, integrated dishwasher, space for American style fridge/freezer, space for breakfast bar, two double glazed windows to the side, understairs storage cupboard, tiled flooring, and a central heating radiator.

Utility

4'9" x 7'11" (1.47 x 2.42)

With a door from the sun room, work surface, plumbing for washing machine, space for tumble dryer, double glazed window to the rear, and tiled flooring.

WC

With a door from the sun room, WC, wash hand basin and a double glazed window to the side.

Tel: 01384 443331

Landing

With stairs from the entrance hall, double glazed window to the front, doors leading to various rooms, loft access and a central heating radiator.

Bedroom One

11'5" x 12'0" (3.50 x 3.67)

With a door from the first floor landing, double glazed window to the rear and a central heating radiator.

Bedroom Two

9'5" x 12'0" (2.88 x 3.68)

With a door from the first floor landing, double glazed window to the front, built in wardrobe and a central heating radiator.

Bedroom Three

8'2" x 8'11" (2.50 x 2.73)

With a door from the first floor landing, double glazed window to the rear and a central heating radiator.

Bathroom

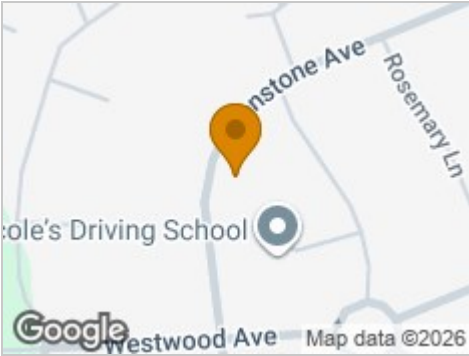
With a door from the first floor landing, P-shaped bathtub with shower over, WC, wash hand basin, part tiled walls, tiled flooring, double glazed window to the side and a chrome heated towel rail.

Garden

With a double glazed door from the sun room, steps leading down to the lawn, paved path leading to a chipping stone seating area, further seating area with pergola above, garden shed and gated side access.



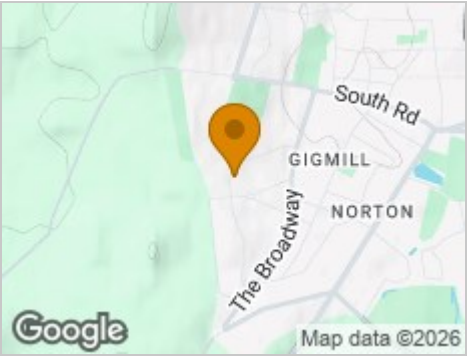
Road Map



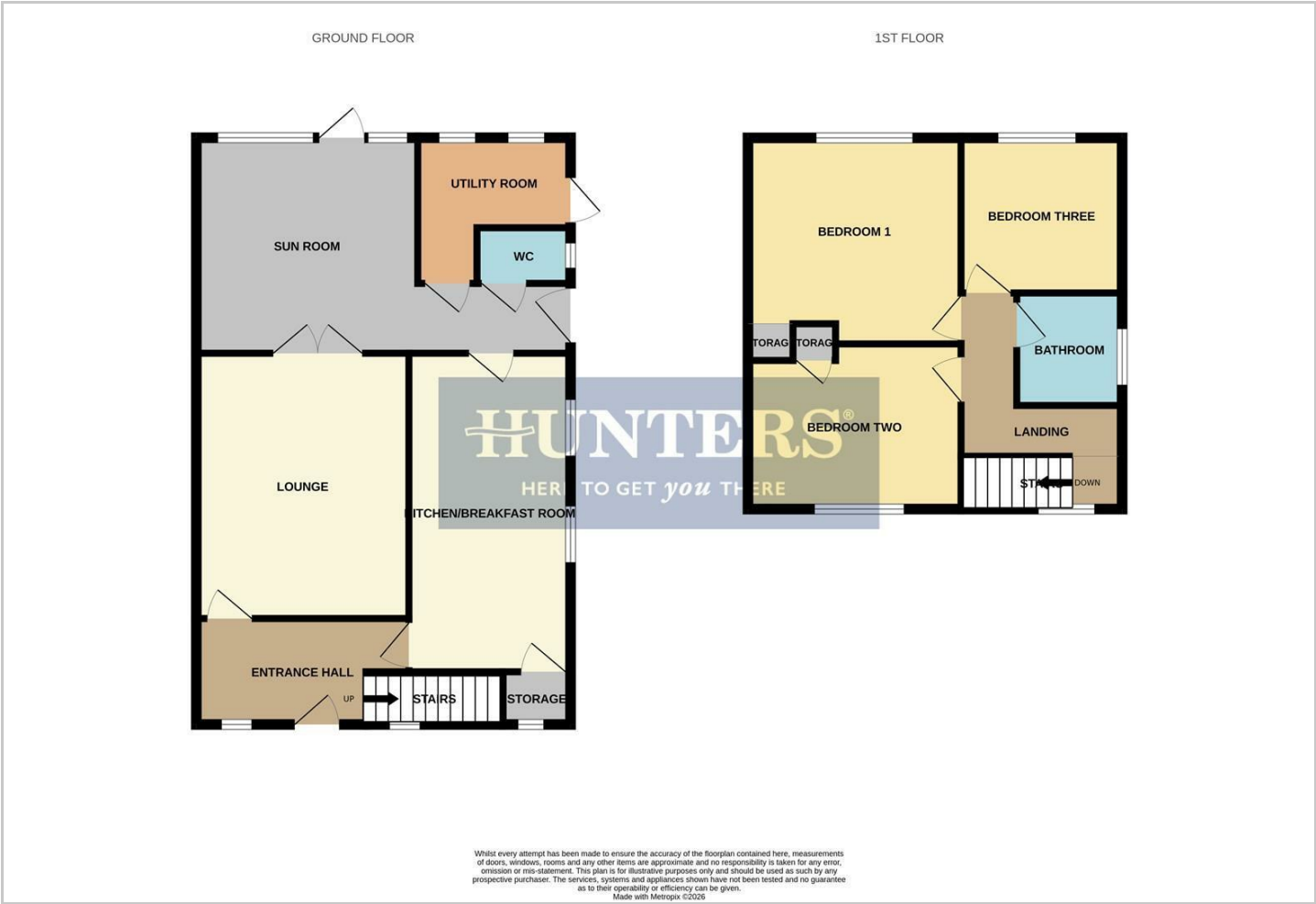
Hybrid Map



Terrain Map

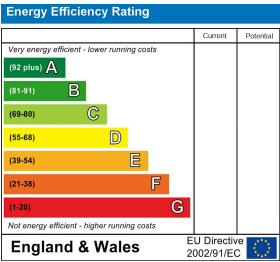


Floor Plan



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.