

# HUNTERS<sup>®</sup>

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## Lyndhurst Drive

Stourbridge, DY8 5YQ



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£200,000



## Front of The Property

To the front of the property there is a tarmac driveway and double glazed doors leading to conservatory and entrance hall.

## Entrance Hall

With a double glazed door leading from the side of the property, stairs to first floor landing, doors to various rooms and laminate floor.

## Lounge

12'1" x 11'9" plus bay (3.7 x 3.6 plus bay )

With a door leading from entrance hall, space for seating and home working, open under stairs storage cupboard, double glazed bay window to front and a central heating radiator.

## Kitchen

12'1" x 11'9" (3.7 x 3.6 )

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half stainless steel sink and drainer, integrated oven, electric hob, stainless steel cooker hood over, integrated fridge freezer, dishwasher, recessed spotlights, laminate floor, double glazed window to side, further double glazed sliding doors to conservatory and a central heating radiator.

## Conservatory

10'2" x 9'10" (3.1 x 3)

With double glazed sliding doors leading from kitchen, space for seating, wall lights, laminate floor, double glazed windows and door to garden and further double glazed door leading to the front of the property.

## Utility

With doors leading from conservatory and WC, worksurface, plumbing for washing machine, space for tumble dryer, recessed spotlights and laminate floor.

## WC

With a door leading from utility, WC, wash hand basin, cupboard housing central heating boiler, laminate floor and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms and a central heating radiator.

## Bedroom One

11'9" x 12'1" (3.6 x 3.7 )

With a door leading from landing, double glazed window to front and a central heating radiator.

## Bedroom Two

9'10" x 12'1" max (3 x 3.7 max )

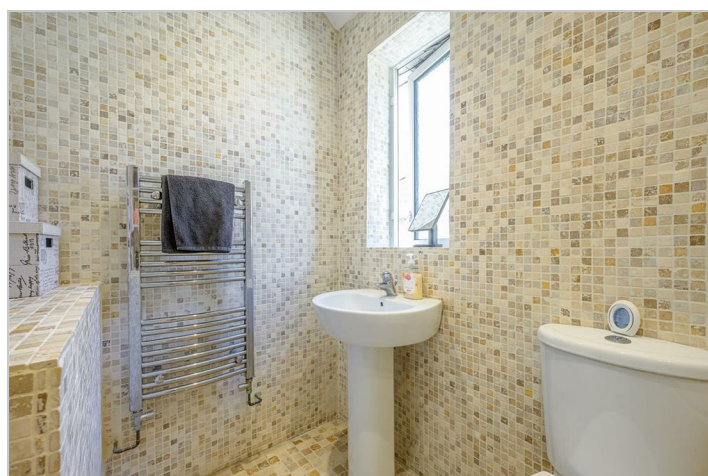
With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, bath with shower over, shower screen, wash hand basin, WC, tiled floor and walls, recessed spotlights, loft access, double glazed window to side and a chrome central heating towel rail.

## Garden

With a double glazed door leading from conservatory to a decorative chipping stone seating area, steps up to lawn with sleepers and useful outside store providing useful storage space.



## Road Map



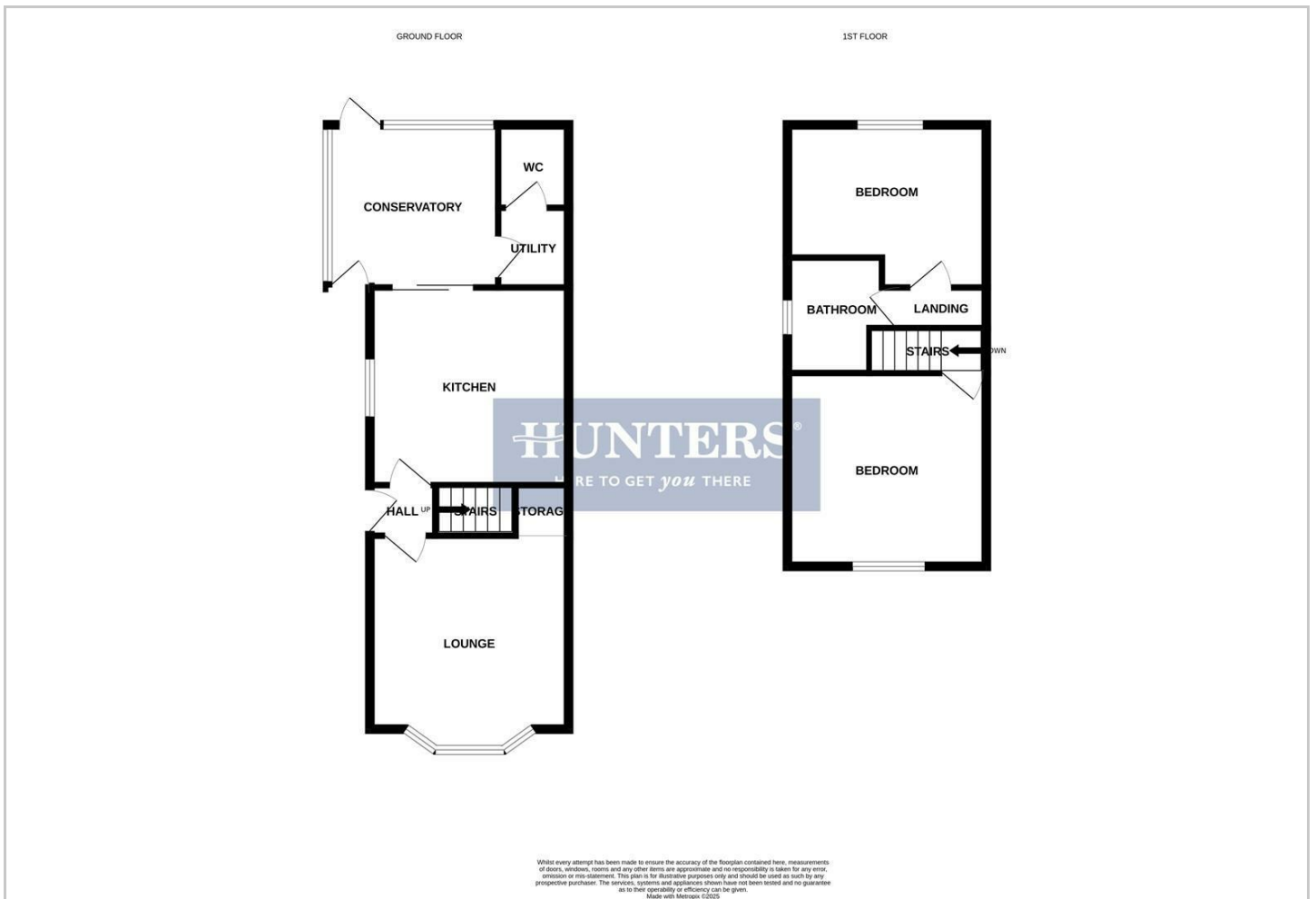
## Hybrid Map



## Terrain Map



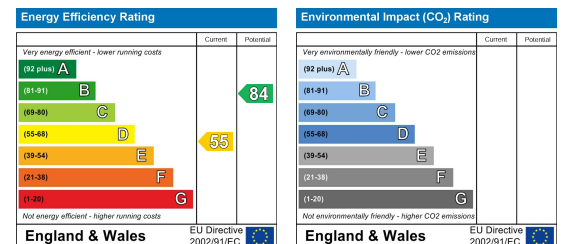
## Floor Plan



## 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.