

# HUNTERS®

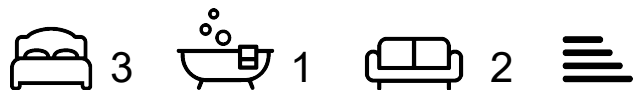
HERE TO GET *you* THERE



## Lightwoods Road

Stourbridge, DY9 0TR

£350,000



Council Tax: D





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## Front of the Property

To the front of the property is a paved driveway leading to garage with lawn to side with shrub borders, a path to front door and door to side entry.

## Porch

With a double glazed door to front, wall light, tiled floor and double glazed door to entrance hall.

## Entrance Hall

With a double glazed door to porch, stairs to first floor, understairs storage cupboard, doors to various rooms and a central heating radiator.

## Lounge

12'7" x 11'4" (3.84 x 3.47)

With a door from entrance hall, double glazed window to front, double doors to dining room, wall lights, decorative fire place with stone hearth and a central heating radiator.

## Dining Room

10'1" x 11'5" (3.09 x 3.49)

With a door from entrance hall, double doors leading to lounge, double glazed window to rear and a central heating radiator.

## Kitchen

11'3" x 14'3" (3.43 x 4.35)

With a door from entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, integrated electric oven, space for microwave oven, electric hob, plumbing for dishwasher, space for tall fridge/freezer, breakfast bar, double glazed window to rear, door to utility/side entry and a central heated radiator.

## Utility Room/Side Entry

14'5" x 10'11" (4.4 x 3.35)

With a door from the kitchen, doors to various rooms, fitted with a range of kitchen base units, wall mounted boiler, space for fridge, window to rear and central heating radiator.

## Cloak Room

With a door from utility, WC and wash hand basin, plumbing for washing machine, tiled floor and central heating radiator.

### First Floor Landing

With stairs from entrance hall, double glazed window to rear, loft access with fitted ladder and central heating radiator.

### Bedroom One

12'0" x 11'5" (3.68 x 3.48)

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

### Bedroom Two

10'11" x 11'5" (3.33 x 3.48)

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

### Bedroom Three

11'10" x 14'2" (3.61 x 4.32)

With a door from first floor landing, fitted wardrobes, double glazed window to front and central heating radiator.

### Bathroom

With a door from first floor landing, walk-in bathtub with shower attachment, WC and wash hand basin, part tiled walls, airing cupboard with hot water tank, double glazed window to rear and central heating radiator.

### Garage

15'7" x 8'2" (4.75 x 2.49)

With a garage door from front, power and light and door to utility room/side entry.

### Rear Garden

With a door from utility to patio, path leading to rear, mainly laid to lawn with shrub borders, an outside tap and outdoor lighting.





Road Map



Hybrid Map



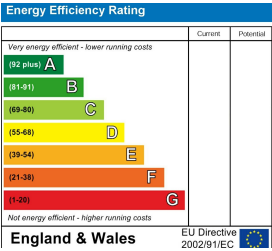
Terrain Map



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.