

# HUNTERS®

HERE TO GET *you* THERE



## Lyndhurst Drive

Amblecote, Stourbridge, DY8 5YQ



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Offers In The Region Of £180,000



## Front of The Property

To the front of the property there is a slabbed driveway, shrub borders, gated side access leading to rear garden and door to entrance hall.

## Entrance Hall

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

## Lounge

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

With a door leading from entrance hall, gas fire, space for seating, bay window to front and a central heating radiator.

## Kitchen

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

With doors leading from entrance hall and utility, fitted with a range of base units with worksurfaces over, space for cooker, low level fridge and breakfast table, storage cupboard, gas fire, window to rear and a central heating radiator.

## Utility

8'10" x 4'7" (2.7 x 1.4)

With a door leading from kitchen, matching wall and base units with worksurfaces over, stainless steel sink and drainer, tiled splashback, plumbing for washing machine, windows to side and rear, door to rear garden and a central heating radiator.

## Landing

With stairs leading from entrance hall and doors to various rooms.

## Bedroom One

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

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

### Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

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

### Bathroom

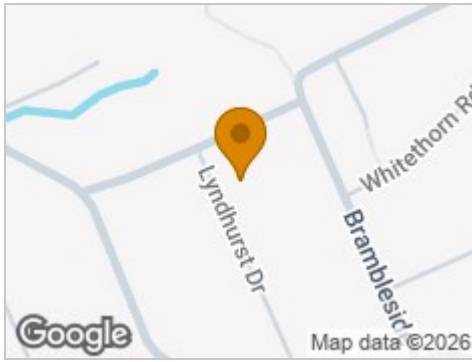
With a door leading from landing, bath with shower over, WC, wash hand basin, part tiled walls, loft access, window to side and a column central heating radiator and towel rail .

### Garden

With a door leading from utility to a patio seating area, lawn, mature shrubs and gated side access leading to the front of the property.



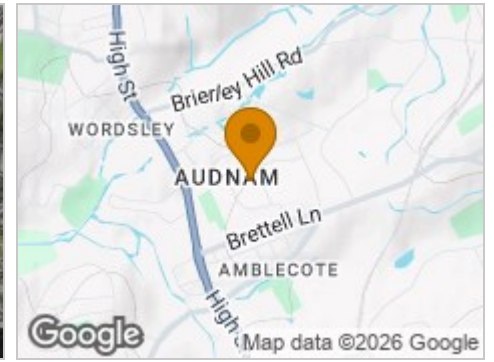
## Road Map



## Hybrid Map



## Terrain Map



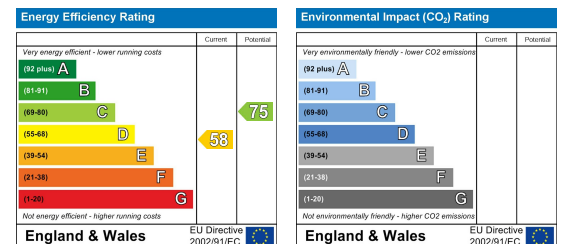
## Floor Plan



## 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.