

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Puddle Clay Drive

Stourbridge, DY8 4FH



Council Tax: B



# Puddle Clay Drive

Stourbridge, DY8 4FH

£240,000



## Front of the Property

To the front of the property there is a tarmac driveway with path leading to the front door, chipping stones and shrubs, further path to the side with gated access to the garden and an EV charger.

## Entrance Hall

With a door leading from the front of the property, stairs to the first floor, open to the kitchen, doors to the lounge and WC, moduleo vinyl flooring and a central heating radiator.

## WC

With a door leading from the hall, WC, wash hand basin, double glazed window to the front, moduleo vinyl flooring and a central heating radiator.

## Kitchen

9'10" x 5'10" (3 x 1.8)

Opening from the hall this modern fitted kitchen has a range of wall and base units, work surfaces with matching up stands, integrated fridge, freezer, electric oven and gas hob with stainless steel cooker hood above, integrated dishwasher and washing machine, cupboard housing boiler, one and a half stainless steel sink and drainer, double glazed window to the front, moduleo vinyl flooring and a central heating radiator.

## Lounge Dining Room

15'5" x 13'1" max (4.7 x 4 max)

With a door leading from the hall and having double glazed patio doors leading to the rear garden, useful storage cupboard, moduleo vinyl flooring and a central heating radiator.

## Landing

With stairs leading from the hall, doors to rooms, loft access and a central heating radiator.

## Bedroom One

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

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

## En Suite

With a door leading from the bedroom this modern fitted en suite has a shower cubicle, WC, wash hand basin, extractor fan, part tiled walls and a central heating radiator.

## Bedroom Two

10'9" x 8'2" (3.3 x 2.5)

With a door leading from the landing, two double glazed windows to the front, useful storage cupboard, fitted wardrobes and a central heating radiator.

## Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with over, WC, wash hand basin, extractor fan, part tiled walls and a chrome heated towel rail.

## Garden

With access via patio doors from the lounge this well maintained garden has a patio area with lawn beyond, chipping stones with garden shed, gated side access, outside plug and tap.

## Agents Note

This property will be subject to a management fee of £180 per annum.



## Road Map



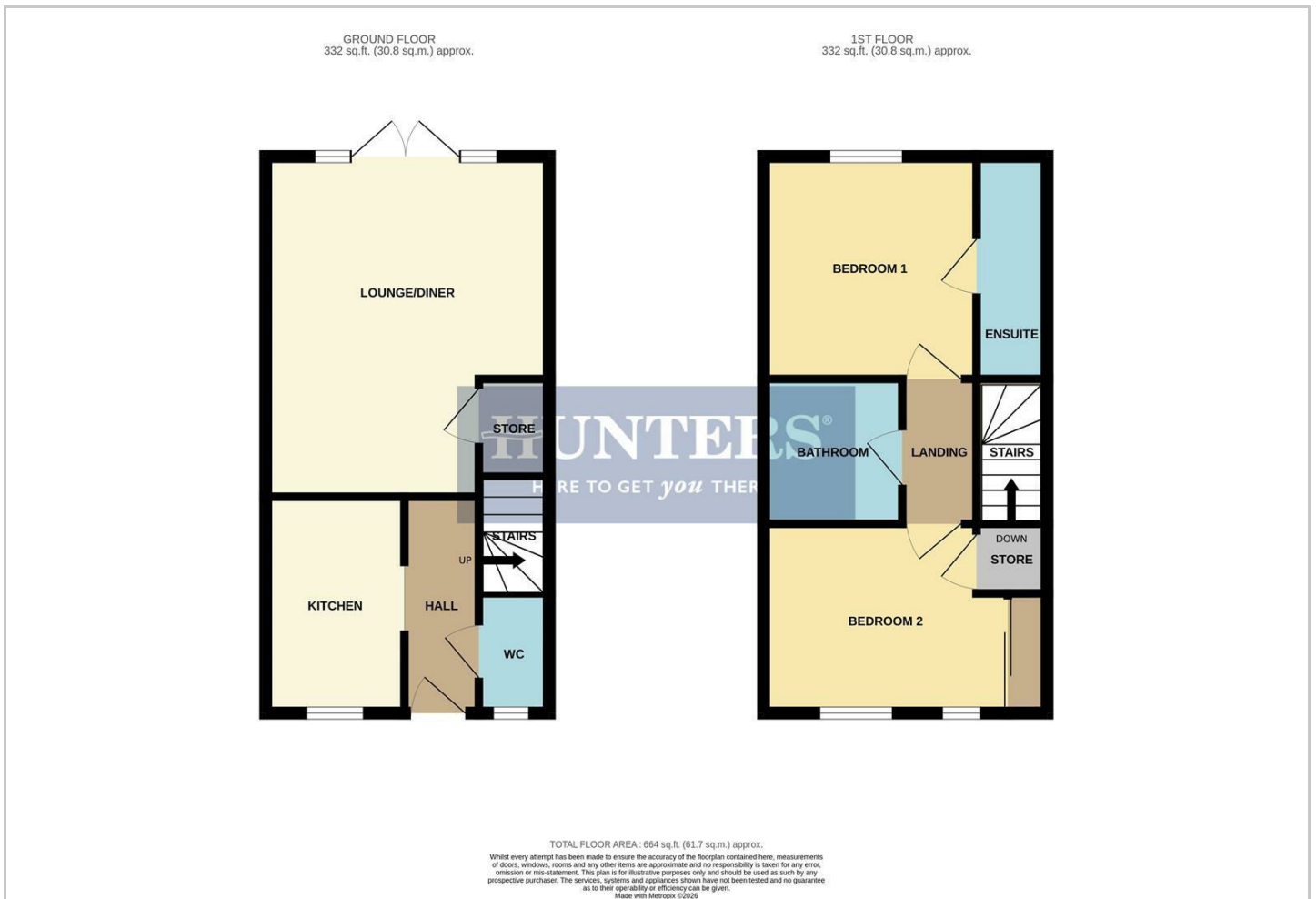
## Hybrid Map



## Terrain Map

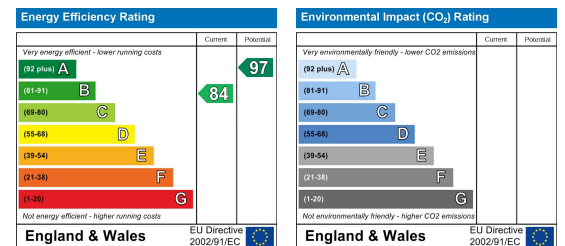


## Floor Plan



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.