

# HUNTERS®

HERE TO GET *you* THERE



## Bells Lane

Stourbridge, DY8 5DG

£275,000



Council Tax: B



# 26 Bells Lane

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£275,000



## Front of the Property

To the front of the property is a paved driveway with steps leading to the front door, slate borders with mature shrubs and gated side access.

## Entrance Hall

With a door leading from the front of the property, stairs leading to the first floor, tiled flooring with under floor heating, doors to various rooms and useful storage cupboard which has a double glazed window to the front.

## Lounge

16'8" x 11'5" (5.1 x 3.5)

With a door leading from the hall, log burning stove with tiled hearth and beam above, double glazed windows to the front and rear and laminate flooring with under floor heating.

## Kitchen

9'10" x 9'2" (3 x 2.8)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with matching up stands, electric oven and gas hob with stainless steel cooker hood above, integrated fridge/freezer and dishwasher, one and a half bowl sink and drainer, recessed spotlights, plinth spotlights, tiled flooring with under floor heating, double glazed window and door leading to the rear garden.

## Shower Room

With a door leading from the hall, fitted shower with tray below, WC, wash hand basin, tiled walls and flooring, double glazed window to the side and a chrome heated towel rail.

## Landing

With stairs leading from the hall, double glazed window to the front, storage cupboard with boiler, loft access and a central heating radiator.

## Bedroom One

10'2" x 8'10" (3.1 x 2.7)

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

## Bedroom Two

11'5" x 8'6" (3.5 x 2.6)

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

## Bedroom Three

8'2" x 7'10" (2.5 x 2.4)

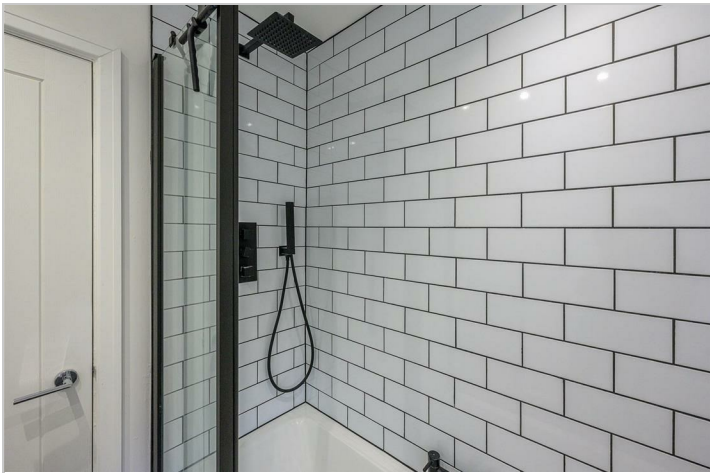
With a door leading from the landing, double glazed window to the front, laminate flooring and a central heating radiator.

## Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with waterfall shower above and separate shower attachment, WC, wash hand basin, double glazed window to the side, part tiled walls, recessed spotlights and a chrome heated towel rail.

## Garden

With access from the kitchen this fully landscaped and well maintained private rear garden has a patio area with steps leading to a lawn which is bordered with mature shrubs, useful outbuilding with plumbing and gated side access.



Road Map



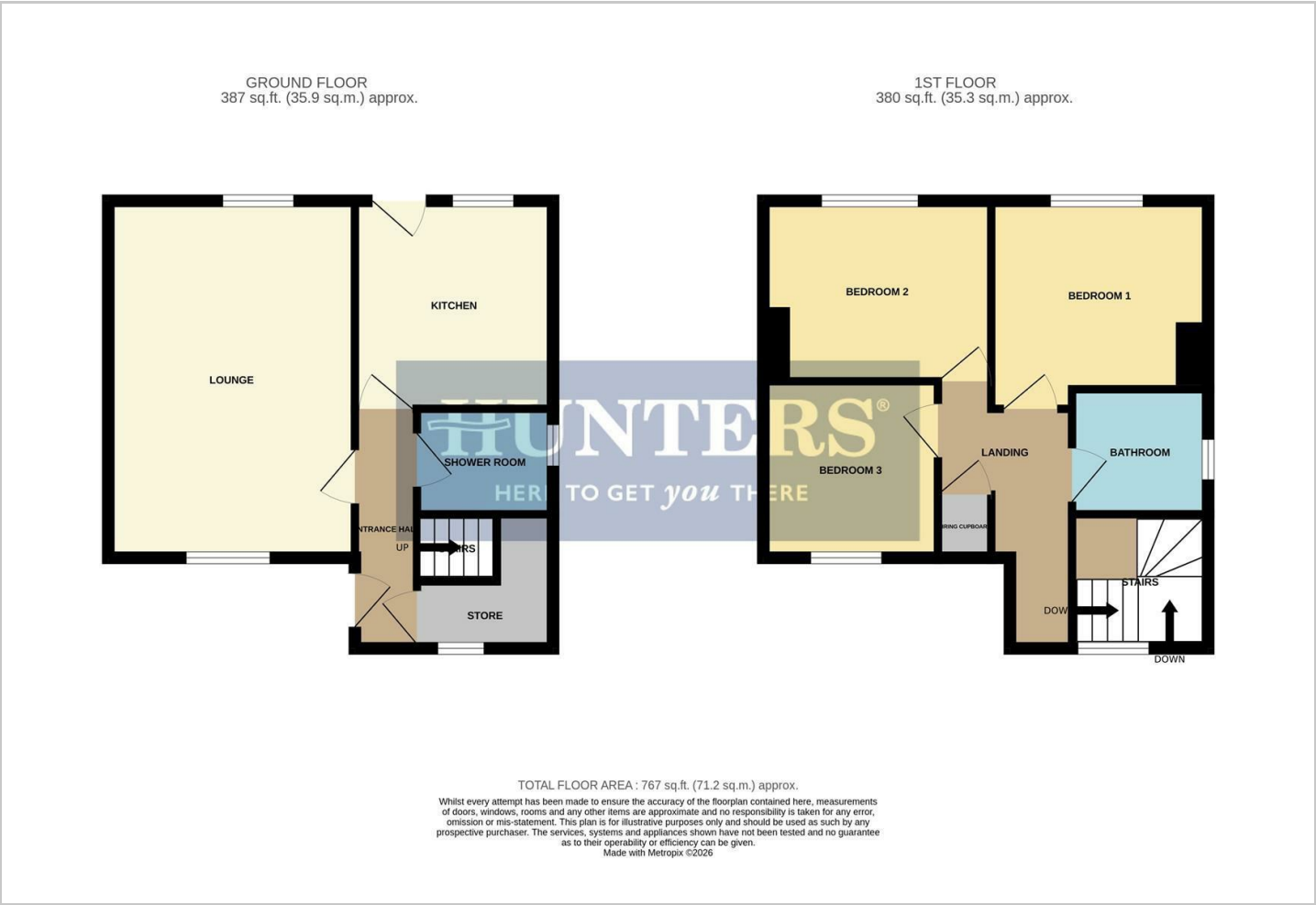
Hybrid Map



Terrain Map



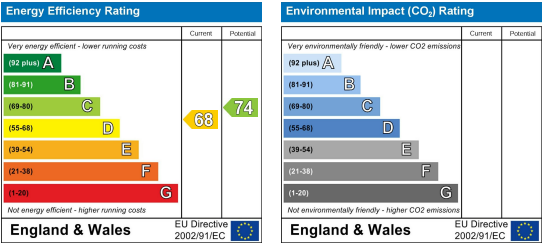
Floor Plan



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.