

HUNTERS®

HERE TO GET *you* THERE



Trinity Road
Stourbridge, DY8 4LZ

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Council Tax: C



Trinity Road

Stourbridge, DY8 4LZ

£365,000



Front of the Property

To the front of the property is a block paved driveway, gate to side access, double glazed composite door leading to the hall and a double glazed door to the side leading to the garage store.

Entrance Hall

8'2" x 2'11" (2.5 x 0.9)

With a double glazed composite front door opening to the entrance hall, tiled flooring, doors to various rooms, stairs to the first floor, and a column central heating radiator.

WC

With a door from the entrance hall, WC, wash hand basin set into vanity unit, double glazed window to the side, tiled flooring, part tiled walls, recess spotlights, central heating towel rail.

Lounge

18'0" x 10'9" (5.5 x 3.3)

With a door leading from the entrance hall, gas fire with stone surround, double glazed window to front, opening to the study area and a column central heating radiator.

Study

8'10" x 8'2" (2.7 x 2.5)

With an opening leading from the lounge, tiled flooring, double glazed window to the side, double glazed doors leading to the rear garden and a column central heating radiator.

Kitchen/Breakfast Room

17'8" x 13'1" (5.4 x 4)

With a door leading from the entrance hall this impressive modern kitchen is fitted with matching high gloss wall and base units, wooden work surfaces with granite upstands and tiled splash back, an island with granite work surfaces, breakfast bar, induction hob and extractor fan above, one and a half sink and drainer, integrated full length fridge and freezer, microwave oven, dishwasher, double electric oven, tiled flooring, recess spotlights, plinth spotlights, double glazed windows to the front and rear, opening to utility room and the sitting/dining room and a column central heating radiator.

Utility Room

7'10" x 7'2" (2.4 x 2.2)

With an opening from the kitchen/breakfast room, fitted wall and base units, work surfaces with granite upstands and tiled splashback, sink and drainer, space for tumble dryer, plumbing for washing machine, recess spotlights, double glazed window to the rear, a double glazed door to the side and tiled flooring with under floor heating.

Sitting/Dining Room

15'5" x 12'1" (4.7 x 3.7)

With an opening leading from the kitchen/breakfast room this extended and versatile living area has double glazed doors to the rear garden, recess spotlights, storage cupboard housing the central heating boiler, glass lantern, door to the office and tiled flooring with under floor heating.

Office

7'6" x 7'6" (2.3 x 2.3)

With a door from the sitting/dining room, double glazed window to the rear and a door leading to the garage store.

Garage Store

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

With a double glazed door from the front of the property and a door leading to the office.

Tel: 01384 443331

Landing

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

En Suite

9'10" x 5'6" (3 x 1.7)

With a door leading from the landing this stunning en suite shower room has a walk-in shower cubicle with overhead waterfall shower and separate shower head attachment, WC, wash hand basin set into vanity unit, double glazed window to rear, tiled walls and flooring, recess spotlights, extractor fan, LED mirror and under floor heating.

Bedroom One

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

With a door leading from the en suite, a double glazed bay window to the front, fitted wardrobes, recess spotlights and a central heating column radiator.

Bedroom Two

10'5" x 8'6" (3.2 x 2.6)

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

Bedroom Three

17'0" x 7'10" (5.2 x 2.4)

With a door leading from the landing, recess spotlights, fitted wardrobes, double glazed window to the rear and a central heating radiator.

Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with separate shower cubicle, WC, wash hand basin, recess spotlights, LED mirror, extractor fan, double glazed window to the rear and tiled walls and flooring with under floor heating.

Garden

With access via double glazed doors leading from the study and sitting/dining room, this low maintenance rear garden has two decked seating areas with patio beyond which has a decorative water feature gated side access, garden shed and useful storage to the side of the property.



Road Map



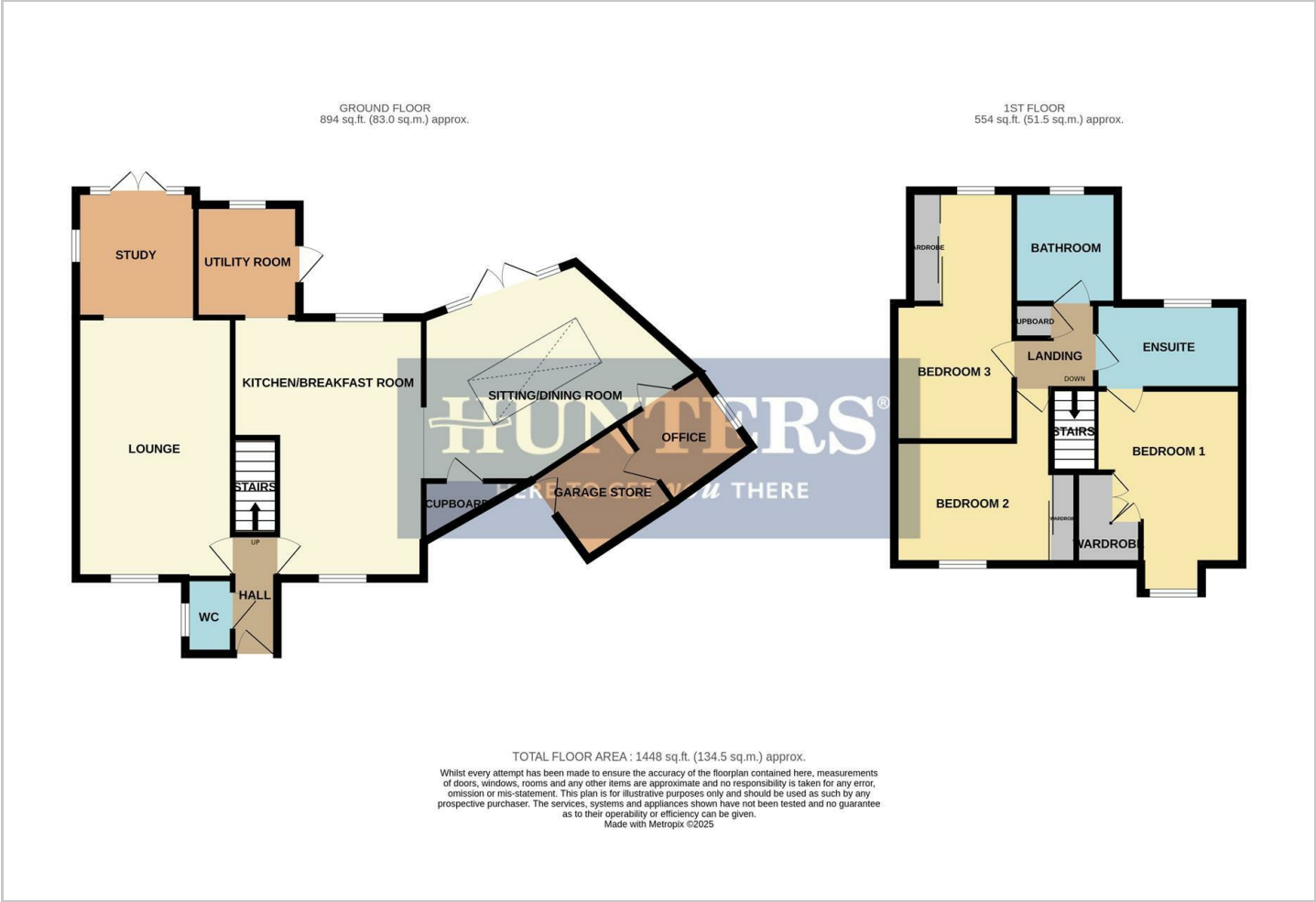
Hybrid Map



Terrain Map

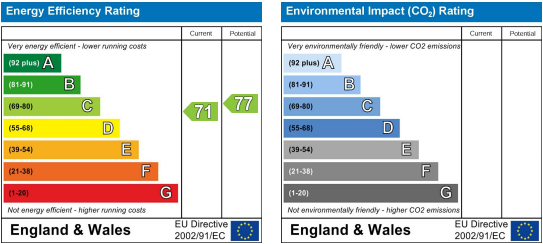


Floor Plan



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.