

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Scafell Road

Stourbridge, DY8 4UJ

£260,000



Council Tax: B



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## Front Of The Property

With a block paved driveway, door to side and gated side access.

## Entrance Hall

With a double glazed door to side, double glazed window to side, doors to rooms, stairs to the first floor landing and a central heating radiator.

## Lounge

11'5" x 16'0" (3.48 x 4.90)

With a door from the entrance hall, electric wall mounted fire, double glazed french doors to rear, laminate floor and a central heating radiator.

## Kitchen

13'1" x 7'6" (4.01 x 2.3)

With a door from the entrance hall, open to dining room, fitted with modern wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated double oven, five ring gas hob, extractor fan above, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, double glazed window to front and a central heating radiator.

## Dining Room

13'0" x 7'8" (3.98 x 2.36)

Open from the kitchen, double glazed window to front, laminate floor and a central heating radiator.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin, tiled splashback, extractor fan and a central heating radiator.

## Landing

With stairs from the entrance hall, doors to rooms, storage cupboard and loft access.

## Bedroom One

11'7" x 13'10" (3.54 x 4.23)

With a door from the landing, built in wardrobes, double glazed window to rear and a central heating radiator.

### Bedroom Two

9'7" x 9'3" (2.93 x 2.83)

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

### Bedroom Three

9'7" x 6'5" (2.93 x 1.98)

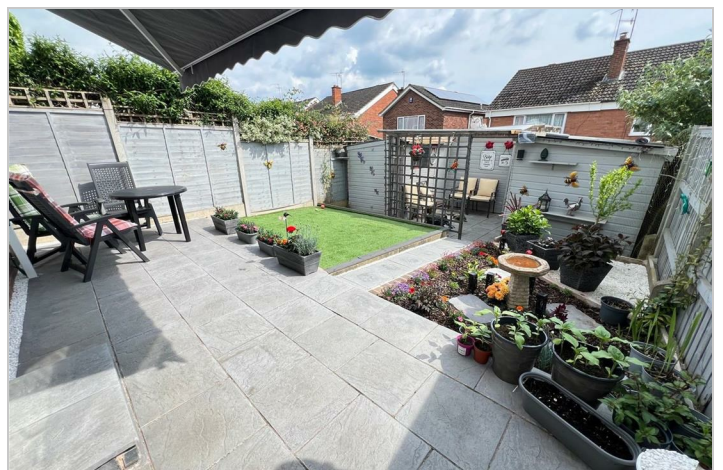
With a door from the landing, double glazed window to front and a central heating radiator.

### Shower Room

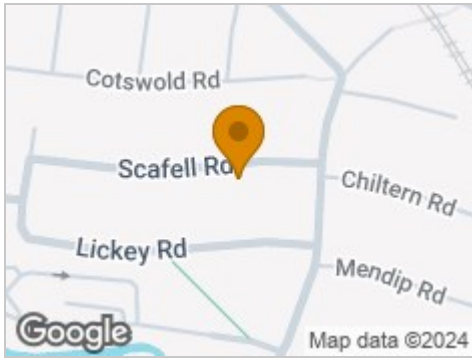
With a door from the landing, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, double glazed window to side and a chrome heated towel rail.

### Garden

With double glazed french doors from the lounge to a patio area, path to rear, gated side access and a covered seating area with access to storage garden sheds. A wall mounted awning with power and lighting.



## Road Map



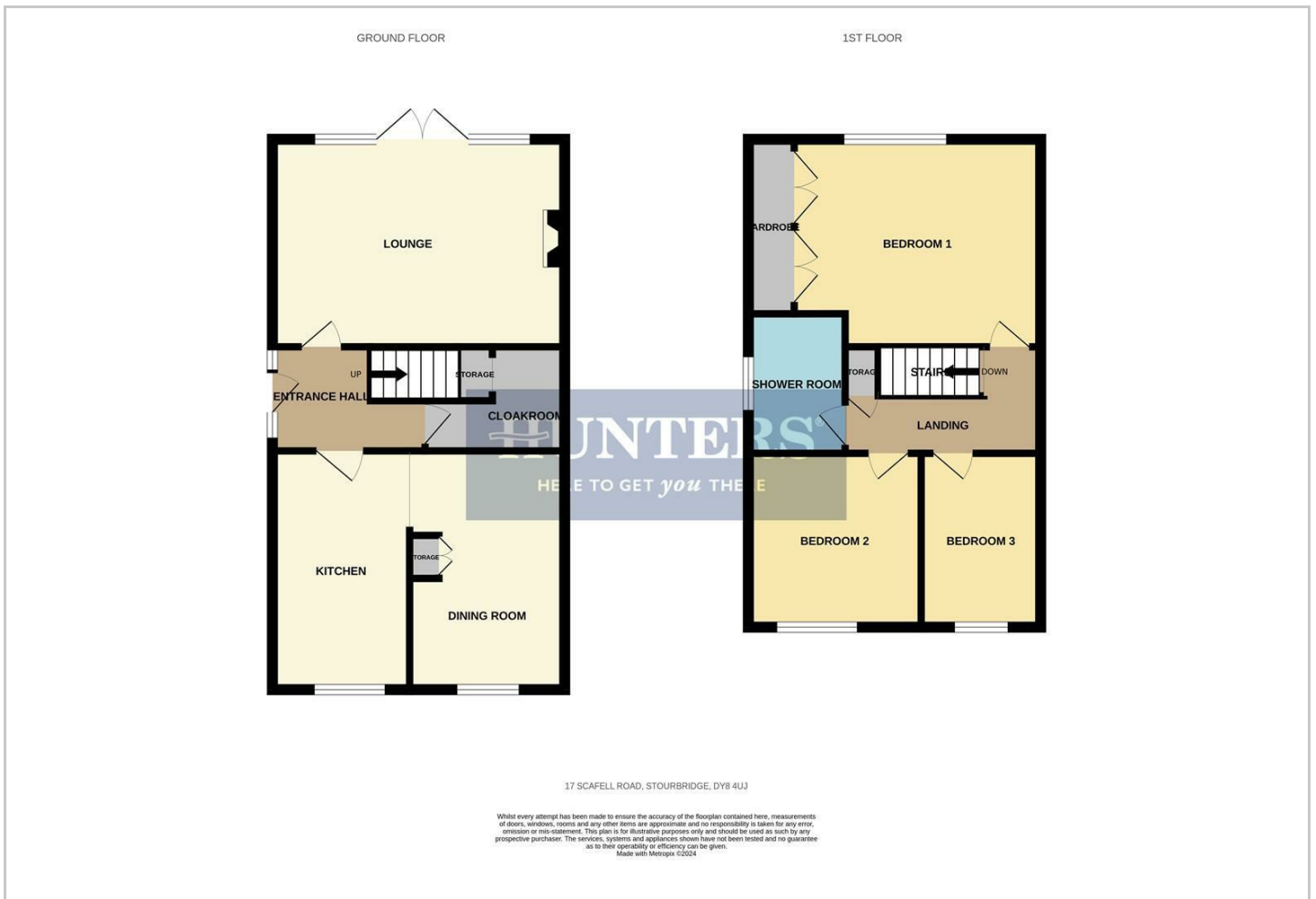
## Hybrid Map



## 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.