

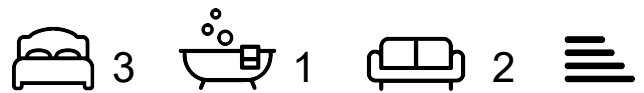
# HUNTERS®

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## Swallowfall Avenue

Stourbridge, DY8 3LB



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£325,000



## Front of The Property

To the front of the property there is a block paved driveway leading to carport and garage, well maintained lawn and double glazed composite door to entrance hall.

## Entrance Hall

With double glazed composite door leading from the side of the property, stairs to first floor landing, doors to various rooms and laminate floor.

## Lounge

16'4" x 10'5" (5 x 3.2)

With doors leading from entrance hall and dining room, feature fire place with space for electric fire and seating, double glazed bow window to front and a central heating radiator.

## Dining Room

13'5" x 12'1" max (4.1 x 3.7 max )

With doors leading from lounge and entrance hall, useful under stairs storage cupboard, space for dining table, double glazed sliding doors and window to kitchen breakfast room and a central heating radiator.

## Kitchen Breakfast Room

16'4" x 8'2" (5 x 2.5 )

With double glazed sliding doors leading from dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, integrated oven and induction hob, cooker hood over, plumbing for washing machine, space for dishwasher, breakfast table and fridge freezer, door to garage, tiled floor, double glazed window to rear and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin set into vanity unit, part tiled walls, laminate floor, extractor and a chrome central heating towel rail.

## Landing

With stairs leading from entrance hall, doors to various rooms, airing cupboard and a central heating radiator.

## Bedroom One

10'5" x 9'10" max (3.2 x 3 max )

With a door leading from landing, fitted wardrobes with recessed spotlights, loft access, double glazed window to rear and a central heating radiator.

Tel: 01384 443331

### Bedroom Two

10'9" x 9'10" (3.3 x 3 )

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

### Bedroom Three

7'2" x 6'6" (2.2 x 2 )

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

### Shower Room

With a door leading from landing, corner walk-in shower, waterfall shower head and separate shower attachment, WC, wash hand basin, splashback, recessed spotlights, double glazed window to rear and a chrome central heating towel rail.

### Garage

19'4" x 7'10" (5.9 x 2.4 )

With electric roller shutter door leading from carport, door to kitchen breakfast room, useful storage space, light and power, further double glazed door and window to rear garden and wall mounted central heating boiler.

### Garden

With double glazed doors leading from kitchen breakfast room and garage, patio seating area, well maintained lawn, borders, shed and outside tap.



## 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.