

# HUNTERS<sup>®</sup>

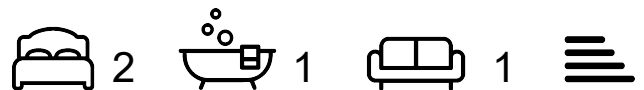
HERE TO GET *you* THERE



## Tack Farm Road

Stourbridge, DY8 5DP

£230,000



# 36 Tack Farm Road

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## Front of the Property

To the front of the property is a concrete print driveway, mature shrubs, double glazed door leading to the utility room and a double glazed front door leading to the entrance hall.

## Entrance Hall

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

## Lounge

19'5" x 9'9" (5.93 x 2.98)

With a door from the entrance hall, double glazed window to the front and rear, vertical central heating radiator and an additional central heating radiator.

## Kitchen

13'5" x 6'3" (4.09 x 1.93)

With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surface over with tiled splashbacks, sink and drainer, space for free standing oven, space for tall fridge/freezer, plumbing for dishwasher, double glazed French doors leading to the conservatory, door to utility room and a central heating radiator.

## Utility Room

14'11" x 6'5" (4.56 x 1.96)

With a door from the kitchen, double glazed window to the front, a range of wall and base units, plumbing for washing machine, space for tumble dryer, double glazed patio doors leading to rear garden, double glazed door to the front and a central heating radiator.

## Conservatory

11'0" x 15'4" (3.37 x 4.68)

With double glazed French doors from the kitchen, double glazed window to the side and rear and double glazed French doors leading to the rear garden.

## Landing

With stairs from the entrance hall, double glazed window to the front and side, doors leading to various rooms, storage cupboard, wall mounted boiler and a central heating radiator.

### Bedroom One

9'2" x 10'11" (2.81 x 3.33)

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

### Bedroom Two

9'11" x 9'0" (min) (3.03 x 2.75 (min))

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

### Bathroom

5'9" x 5'6" (1.76 x 1.68)

With a door from the first floor landing, WC and wash hand basin set into vanity unit, bathtub with shower over, fully tiled walls, double glazed window to the rear and a central heating radiator.

### Loft Space

With stairs leading from the landing, useful storage space with recessed spotlights.

### Garden

With doors leading from the conservatory and utility, outdoor tap, artificial lawn, step down to lawn beyond with mature shrub borders, garden shed, outdoor power points and summerhouse with power and light,



## Road Map



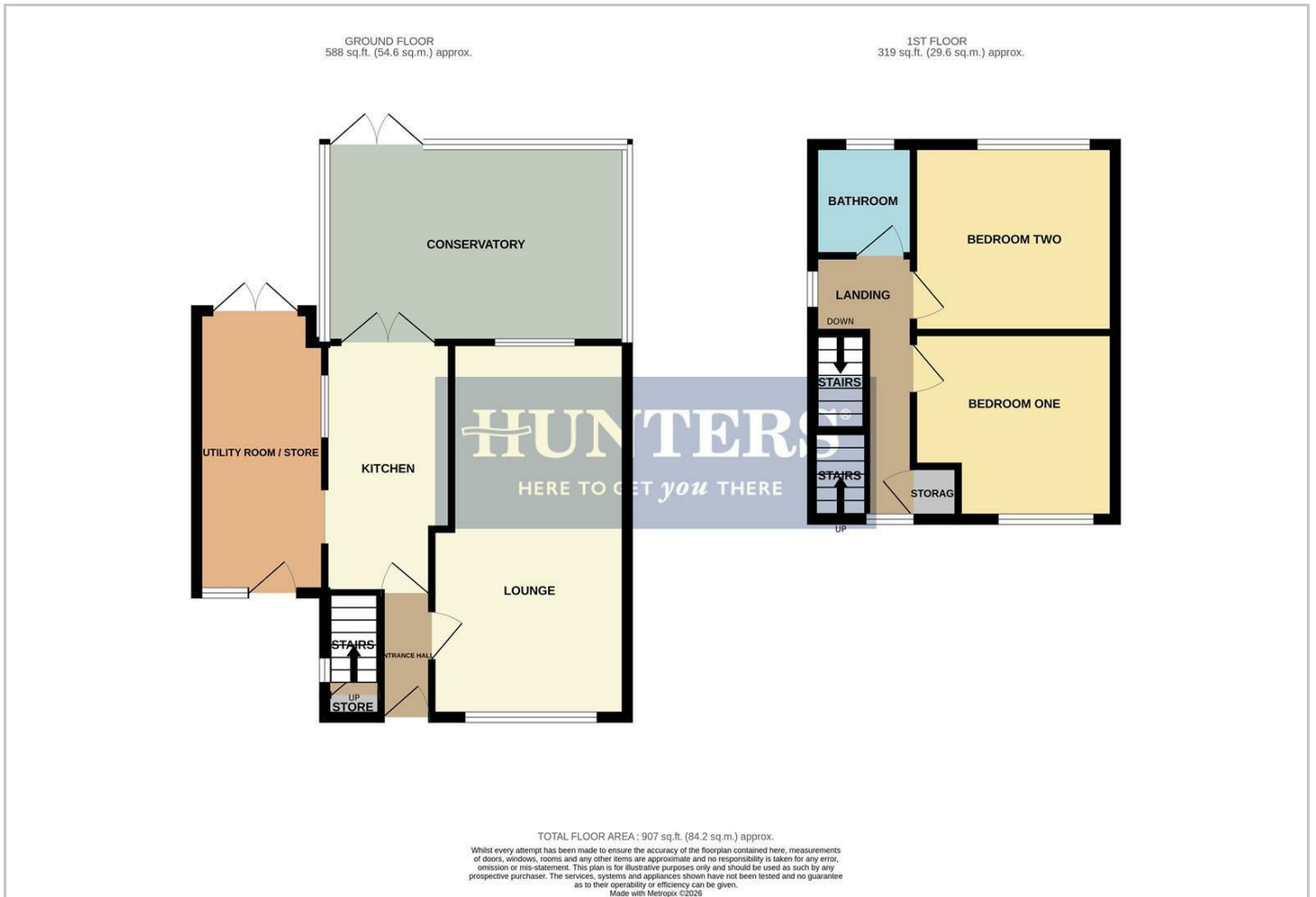
## Hybrid Map



## 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.