

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Austcliffe Cottages, Austcliffe Road

Cookley, Kidderminster, DY10 3UR

£265,000



Council Tax: B



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## Front of the Property

To the front of the property is a front garden and path leading to the front door.

## Kitchen/ Breakfast Room

9'10" x 14'6" (3.00 x 4.44)

With a stable door and two double glazed windows to front, fitted kitchen with a range of wall and base units, granite work surfaces over with matching splashback, stainless steel inset sink, electric oven with five ring gas hob and a stainless steel cooker hood above, integrated dishwasher, washing machine, fridge and freezer, space for breakfast table, tiled flooring, door leading to lounge and a central heating radiator.

## Lounge

11'5" x 14'4" (3.50 x 4.37)

With a door from the kitchen/ breakfast room, feature log burning stove with wooden mantle above, door leading stairs to the first floor landing and an opening to conservatory.

## Conservatory

6'3" x 8'7" (1.93 x 2.64)

With an opening from the lounge, double glazed door leading to the rear garden and a door leading to the bathroom.

## Bathroom

6'1" x 5'6" (1.87 x 1.68)

With a door from the conservatory, bath with shower over, fitted glass shower screen, WC, wash hand basin set into vanity, shaving point, double glazed window to rear, wall cabinet, recessed spotlights and a chrome heated towel rail.

## Landing

With stairs from the lounge and door leading to various rooms.

## Bedroom One

11'6" x 10'5" (3.53 x 3.18)

With a door from the first floor landing, double glazed window to the rear, built in airing cupboard housing the wall mounted boiler and a central heating radiator.

## Bedroom Two

10'1" x 6'4" (3.09 x 1.94)

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

## Study

5'11" x 8'4" (1.81 x 2.55)

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

## Garden

With a double glazed door from the conservatory leading to a patio seating area, mature shrubs planter to the side, lawn area beyond and beautiful views over the fields at the rear.



## Road Map



## Hybrid Map



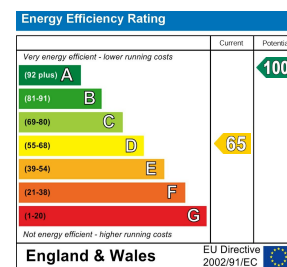
## Terrain Map



## 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.