

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Central Avenue

Stourbridge, DY9 9BT



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£225,000



## Front of The Property

To the front of the property there is a chipping stone driveway, canopy, gated side access leading to rear garden and double glazed door to entrance hall.

## Entrance Hall

16'0" x 5'10" (4.9 x 1.8 )

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

## Lounge

12'9" x 10'9" (3.9 x 3.3 )

With a door leading from entrance hall, space for seating, double glazed window to front and a central heating radiator.

## Dining Room

12'9" x 11'9" (3.9 x 3.6)

With a door leading from entrance hall and open to kitchen, space for dining and a central heating radiator.

## Kitchen

11'5" x 5'2" (3.5 x 1.6 )

Open from dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob with stainless steel cooker hood over, plumbing for washing machine, space for fridge freezer, double glazed windows to side and rear, double glazed door to rear and a central heating radiator.

## Shower Room

With a door leading from entrance hall, shower, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, double glazed window to side and a chrome central heating towel rail.

## Landing

With stairs leading from entrance hall, doors to various rooms and double glazed window to side.

## Bedroom One

11'9" x 10'9" (3.6 x 3.3 )

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

### Bedroom Two

11'9" x 9'6" (3.6 x 2.9 )

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

### Bedroom Three

9'10" x 8'2" (3 x 2.5)

With a door leading from landing, open storage space and built-in storage with housed central heating boiler, double glazed window to front and a central heating radiator.

### Bathroom

With a door leading from landing, roll-top free standing bath with shower attachment, WC, wash hand basin, part tiled walls, double glazed window to rear and a central heating radiator.

### Garden

With double glazed doors leading from kitchen and entrance hall, patio seating area, well maintained lawn and gated side access leading to the front of the property.



## Road Map



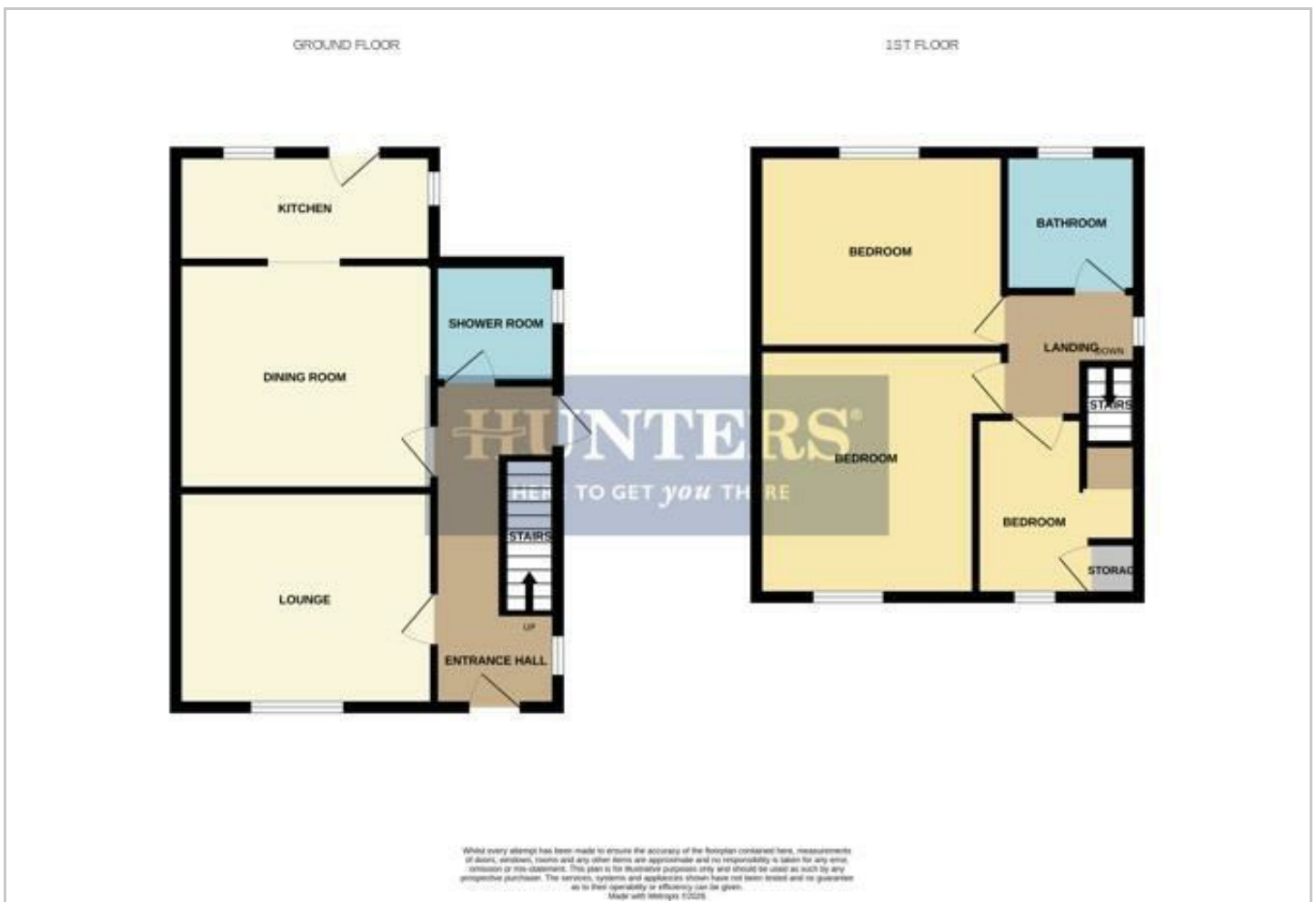
## Hybrid Map



## Terrain Map



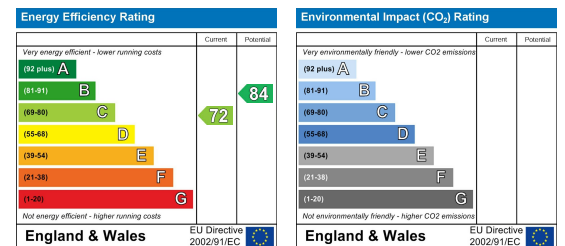
## Floor Plan



## 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.