

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



South Avenue

Stourbridge, DY8 3XY

£315,000



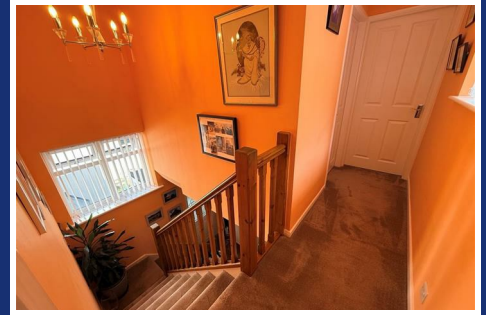
Council Tax: D



# The Patch, South Avenue

Stourbridge, DY8 3XY

£315,000



## Front of the Property

To the front of the property is a tarmac driveway with block paved edging, side access leading to garage and garden, and a double glazed door leading to the porch.

## Porch

With a double glazed door to the front and a door leading to the entrance hall.

## Entrance Hall

9'2" x 11'1" (2.80 x 3.40)

With a double glazed door from the porch, stairs to the first floor landing, understairs storage cupboard, doors leading to various rooms and a central heating radiator.

## Lounge

13'1" x 11'2" (3.99 x 3.41)

With a door from the entrance hall, recessed spotlights, double glazed French doors to the rear and a central heating radiator.

## Kitchen Breakfast Room

9'0" x 11'1" (2.75 x 3.39)

With a door from the entrance hall, modern fitted kitchen with a range of wall and base units, work surface over with tiled splashback, one and a half bowl sink and drainer, electric over, electric hob with extractor above, plumbing for washing machine, space for tumble dryer, space for fridge freezer, cupboard housing a wall mounted boiler, double glazed bow window to the front, recessed spotlights and a central heating radiator.

## Landing

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

## Bedroom One

11'9" x 11'2" (3.60 x 3.42)

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

## Bedroom Two

9'0" x 11'2" (2.75 x 3.41)

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

### Shower Room

With a door from the first floor landing, shower cubicle, WC, wash hand basin set into vanity unit, fully tiled walls and flooring, recessed spotlights, extractor fan, double glazed window to the side and a chrome heated towel rail.

### Rear Garden

With double glazed French doors from the lounge leading to patio seating area, decorative slate beyond with a large raised flower bed and outdoor security lighting.

### Garage

17'4" x 8'2" (5.30 x 2.49)

With access via the side of the property, an up and over garage door to the front, door and window to the side, with power and lighting.



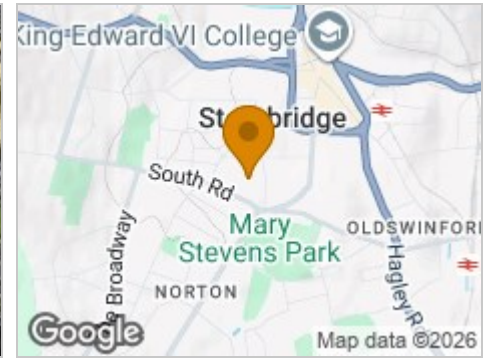
## Road Map



## Hybrid Map



## Terrain Map

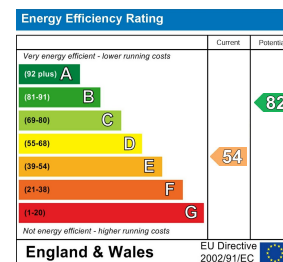


## Floor Plan



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.