

# HUNTERS®

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## Vale Street

Amblecote, Stourbridge, DY8 4ET





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Offers In The Region Of £265,000



## Front of The Property

To the front of the property there is a block paved driveway, gated side access leading to rear garden, outside light and double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the side of the property, doors to various rooms, stairs to first floor landing with panelling, carpet runners and rods, access to cellar, coving, double glazed window to side and a central heating radiator.

## Lounge

11'9" x 11'1" plus bay (3.6 x 3.4 plus bay)

With a door leading from entrance hall, comfortable space for seating, log burning stove with slate hearth and decorative mantle, built-in cabinetry and shelves, wall lights, panelling, coving, double glazed stained glass bay window to front with café shutters and a central heating radiator.

## Dining Room

11'1" x 11'9" (3.4 x 3.6 )

With doors leading from entrance hall and kitchen, space for dining table, feature fire place with electric fire, coving, double glazed window to rear and a central heating radiator.

## Kitchen

13'9" x 6'2" (4.2 x 1.9 )

With a door leading from dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated oven, separate gas hob, fridge freezer, plumbing for washing machine, breakfast bar, pull-out pan drawers, recessed spotlights, wall mounted housed central heating boiler, double glazed windows to side, double glazed composite stable door leading to rear garden and a central heating radiator.

## Landing

With stairs leading from entrance hall complete with carpet runners and rods, doors to various rooms, loft access with pull down loft ladders, double glazed window to side and a central heating radiator.

### Bedroom One

11'9" x 11'1" plus bay (3.6 x 3.4 plus bay)

With a door leading from landing, fitted wardrobes, feature fire surround with marble hearth, panelling, double glazed stained glass bay window to front and a central heating radiator.

### Bedroom Two

11'9" x 8'2" (3.6 x 2.5 )

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

### Bathroom

With a door leading from landing, bath with shower over and fitted shower screen, WC and wash hand basin set into vanity unit, tiled walls, recessed spotlights, double glazed window to side and a vertical column central heating radiator.

### Garden

With a double glazed composite stable door leading from kitchen to a block paved patio seating area, well maintained shaped lawn, mature shrub borders and trees, further patio seating area, partly walled, store, shed, outside light and gated side access leading to the front of the property.





Road Map



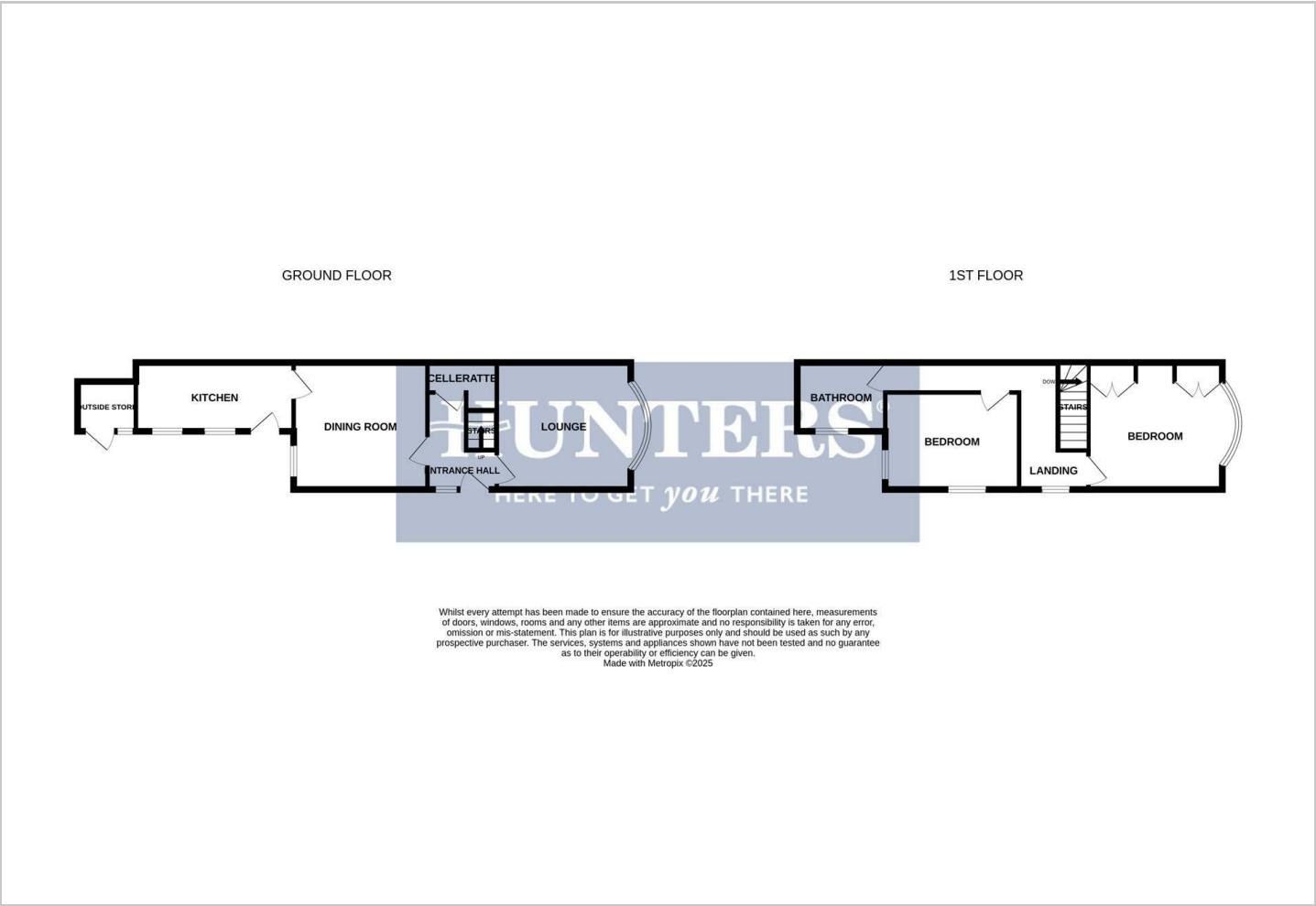
Hybrid Map



Terrain Map



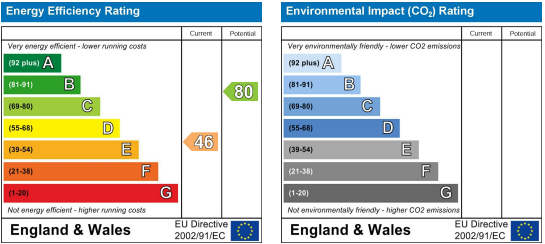
Floor Plan



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.