

# HUNTERS®

HERE TO GET *you* THERE



## Perivale Way

Stourbridge, DY8 4ND



Council Tax: C





# 20 Perivale Way

Stourbridge, DY8 4ND

Offers In The Region Of £275,000



## Front of The Property

To the front of the property there is a tarmacadam and block paved driveway providing parking for ample cars, double glazed front door leading to entrance hall and side gate providing access to the rear garden.

## Entrance Hall

With a double glazed door leading from the front and door to lounge diner.

## Lounge Diner

21'11" x 11'1" (6.7 x 3.4)

With a door leading from the entrance hall, electric fire with decorative surround, double glazed french doors to rear, door to sitting room and a central heating radiator.

## Sitting Room

14'1" x 11'9" (4.3 x 3.6)

With a door leading from the lounge diner, doors to various rooms, fireplace with decorative surround, double glazed window to front, stairs to first floor landing and a central heating radiator.

## Kitchen

11'9" x 7'10" (3.59 x 2.4)

With a door leading from the sitting room, fitted with a range of matching wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, space for Rangemaster cooker, stainless steel cooker hood above, plumbing for washing machine, cupboard housing wall mounted boiler, breakfast bar, double glazed window to rear, double glazed door to conservatory and a central heating radiator.

## Conservatory

10'11" x 8'5" (3.34 x 2.58)

With a double glazed door leading from the kitchen, door to cloakroom, double glazed door to rear garden and a central heating radiator.

## Cloakroom

With a door leading from the conservatory, WC, wash hand basin with tiled splash back and a double glazed window to rear.

## Landing

With stairs leading from the sitting room, loft access, built in storage cupboard, doors to various rooms and a central heating radiator.

## Bedroom One

11'2" x 10'4" (3.41 x 3.17)

With a door leading from the first floor landing, door to ensuite, two double glazed windows to rear, laminate flooring and a central heating radiator.

## En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, part tiled walls, tiled flooring, recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

## Bedroom Two

11'2" x 8'0" (3.41 x 2.44)

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

## Bedroom Three

11'10" x 7'10" (3.63 x 2.40)

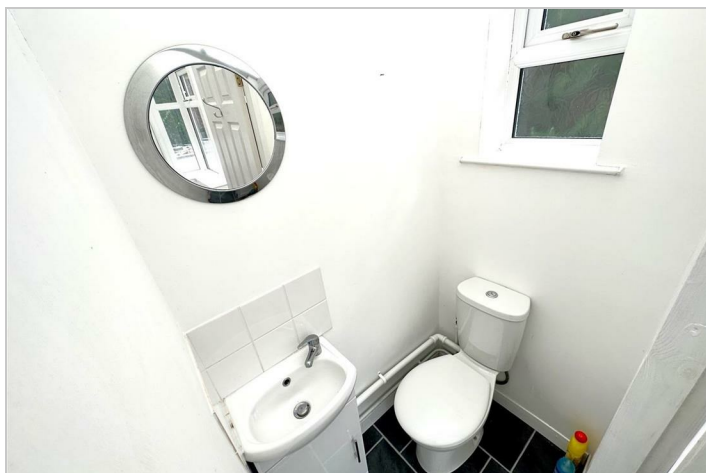
With a door leading from the first floor landing, built in storage cupboard, two double glazed windows to front, laminate flooring and a central heating radiator.

## Bathroom

With a door leading from the first floor landing, bath with separate shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, shaver point, double glazed window to rear and a central heating radiator.

## Rear Garden

With double glazed french doors from the lounge diner to a patio area with steps leading up to a further seating area with summerhouse, garden shed and gated side access to driveway.



Road Map



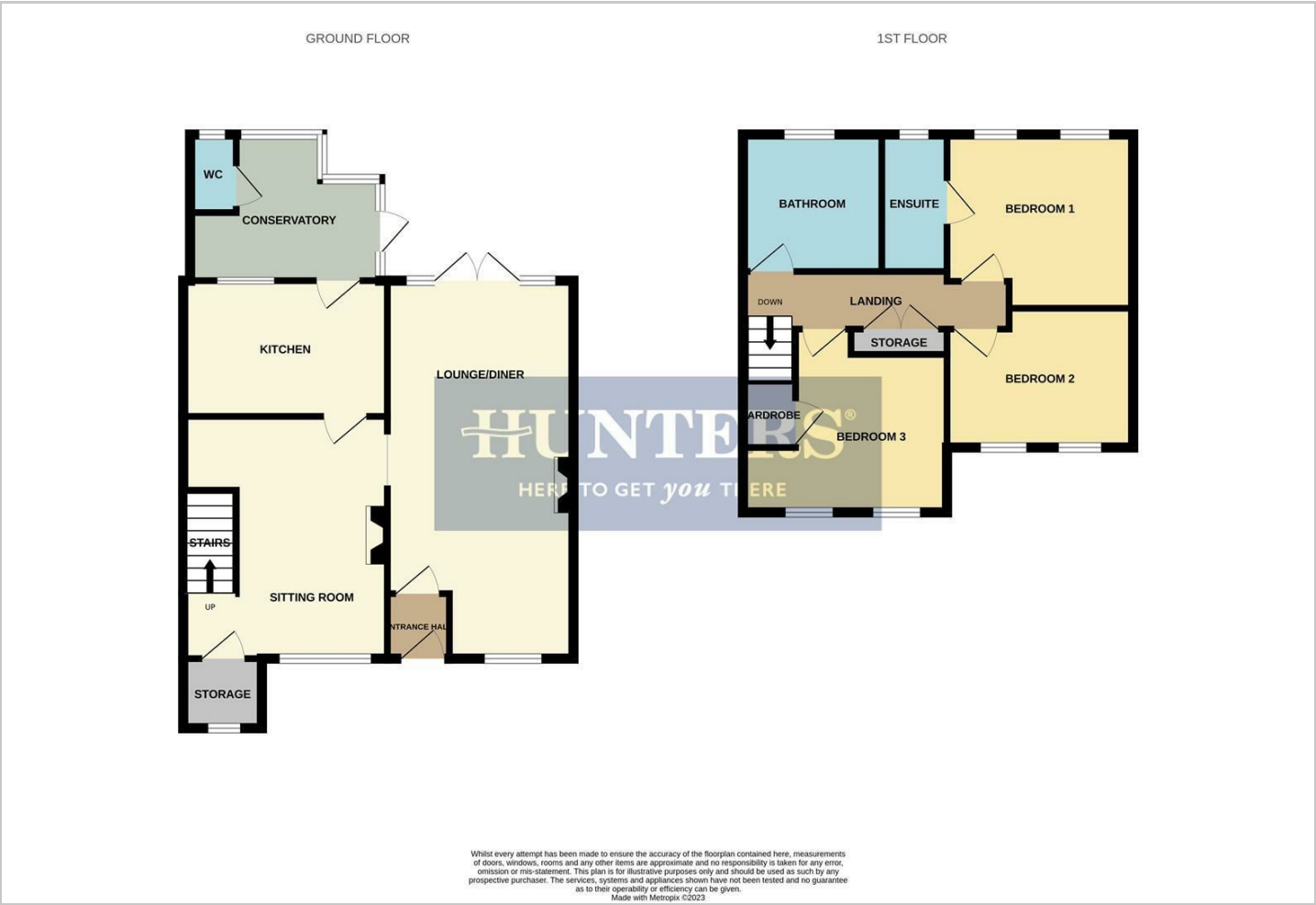
Hybrid Map



Terrain Map



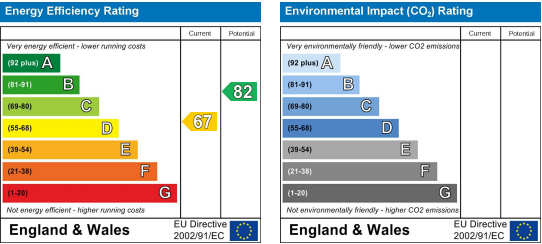
Floor Plan



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.