

HUNTERS[®]

HERE TO GET *you* THERE



Leonard Road

Stourbridge, DY8 3LU

£260,000



Council Tax: B



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Front of the Property

To the front of the property is a block paved driveway with a lawn to side.

Porch

With a double glazed door from the front of the property, a double glazed window to front, tiled flooring and a double glazed door to the entrance hall.

Entrance Hall

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

Sitting Room

10'11" x 10'9" (3.34 x 3.30)

With a door from the entrance hall, two double glazed windows to the front, and a central heating radiator.

Lounge

13'5" x 10'6" (4.11 x 3.22)

With a door from the entrance hall, two double glazed window to the rear, a gas fireplace with decorative surround and a central heating radiator.

Kitchen

8'10" x 9'7" (2.70 x 2.94)

With a door from the entrance hall, a fitted kitchen with a range of wall and base units, work surface over with tiled splash back, stainless steel sink and drainer, integrated oven, gas hob with extractor fan above, integrated dishwasher, integrated fridge freezer, a breakfast bar, under stairs storage cupboard, a double glazed window to the rear, tiled flooring, a double glazed door to the side, and a central heating radiator.

Cloakroom

With a door from the entrance hall, plumbing for a washing machine, wash hand basin, WC, fitted wall and base units, work surface over with tiled splashback, tiled flooring and a double glazed window to the side.

Landing

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

Bedroom One

14'3" x 11'1" (4.35 x 3.40)

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

Bedroom Two

10'2" x 10'9" (3.10 x 3.30)

With a door from the first floor landing, a double glazed window to the rear, built-in wardrobe, airing cupboard, two double glazed windows to the rear and a central heating radiator.

Bedroom Three

7'2" x 9'8" (2.20 x 2.95)

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

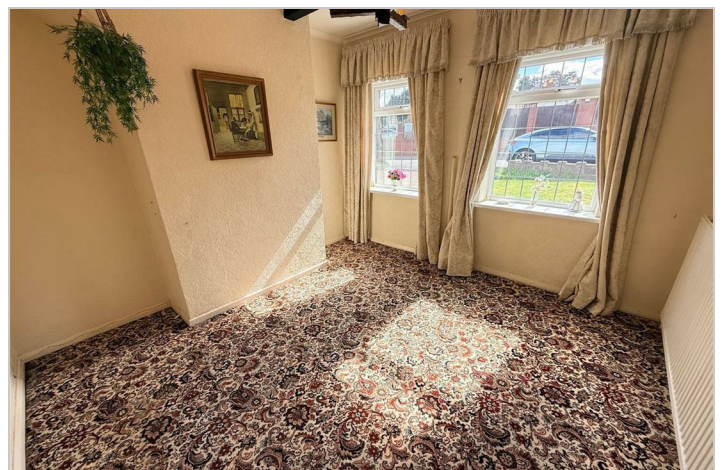
Shower Room

5'9" x 9'5" (1.76 x 2.88)

With a door from the landing, shower cubical, WC, wash hand basin, fully tiled walls, recessed spotlights, extractor fan, two double glazed windows to the rear and a chrome heated towel rail.

Garden

With a double glazed door to the side leading to patio area, large lawn beyond, shrubbed borders and gated side access.



Road Map



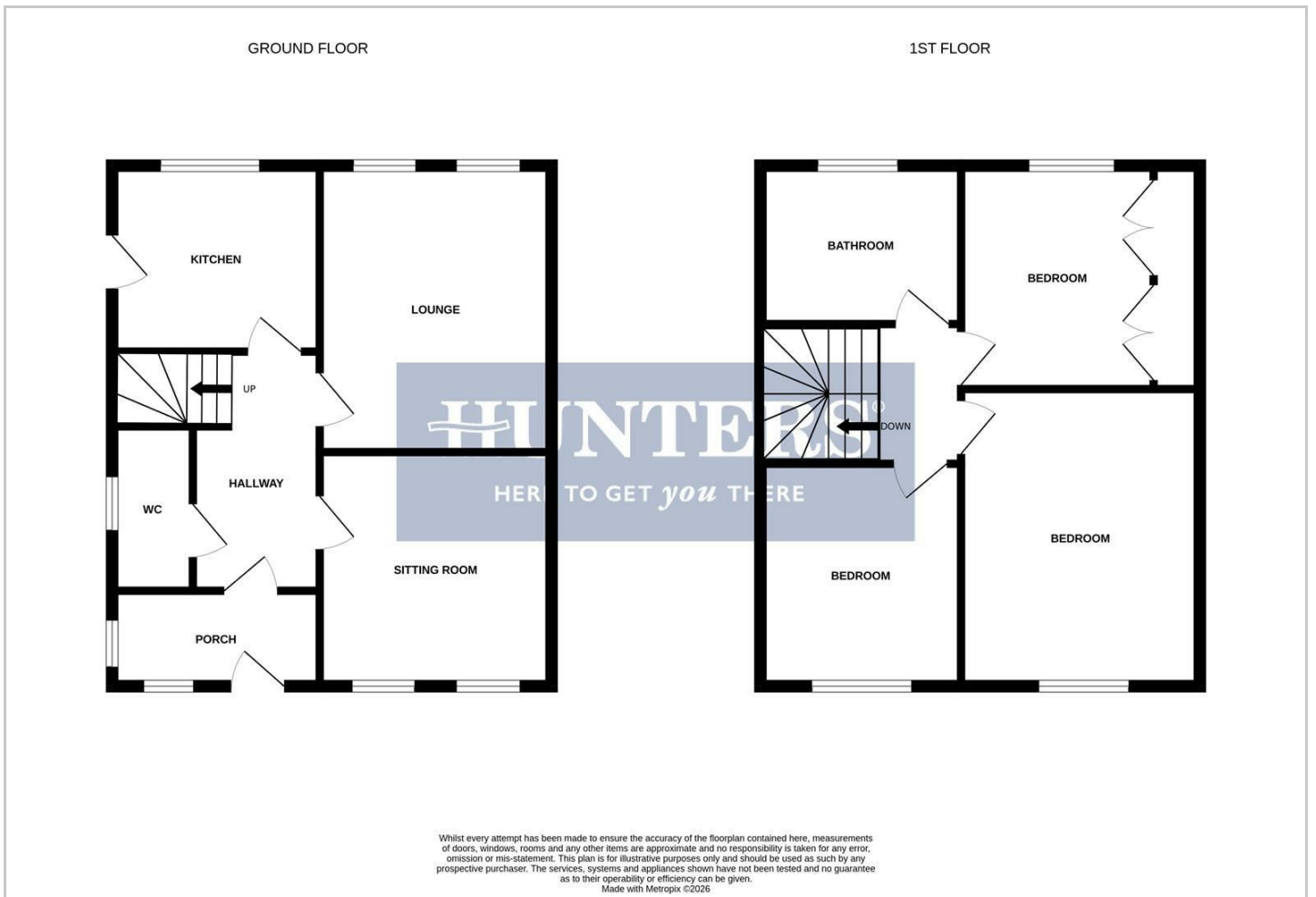
Hybrid Map



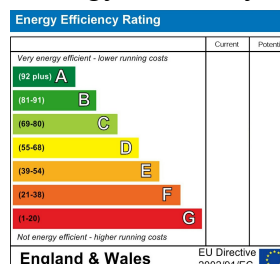
Terrain Map



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.