

# HUNTERS®

HERE TO GET *you* THERE



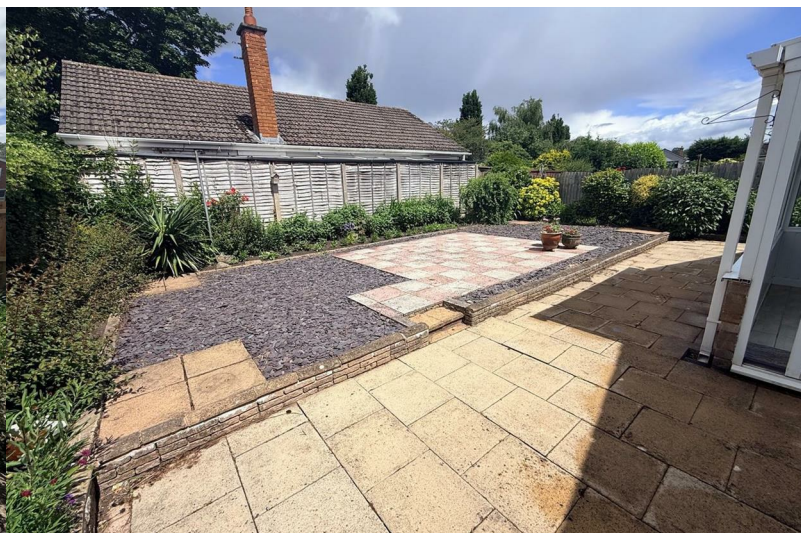
Lea Vale Road

Stourbridge, DY8 2AZ

£425,000



Council Tax: D



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## Front of the Property

To the front of the property, block paved driveway, lawn occupying a large corner plot, mature shrub borders, garage door and a double glaze door leading to the porch.

## Porch

With a double glaze door to the front and a door to entrance hall.

## Entrance Hall

With a door from the porch, doors leading to various rooms, airing cupboard housing wall mounted boiler, loft access and a central heating radiator.

## Lounge

18'11" x 11'2" (5.77 x 3.42)

With a door from entrance hall, double glazed bow window and a central heating radiator.

## Kitchen

10'2" x 9'2" (3.10 x 2.80)

With a door from the entrance hall, double glazed window and door leading to utility/ lean to, modern fitted kitchen with a range of wall and base units, work surface over with matching upstand, sink and drainer, integrated electric oven, Neff electric hob, stainless steel cooker hood, integrated dish washer, space for tall fridge freezer, and a central heating radiator.

## Utility/ Lean to

5'10" x 9'6" (1.80 x 2.90)

With a door from the kitchen, double glazed window to the rear, double glaze patio door to the rear, plumbing for washing machine, space for tumble dryer, and a central heating radiator.

## Bedroom One

13'10" x 11'3" (4.23 x 3.43)

With a door from the entrance hall, double glazed window to rear and a central heating radiator.

### Bedroom Two

10'2" x 9'4" (3.10 x 2.85)

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

### Shower Room

With a door from the entrance hall, shower cubicle, WC, wash hand basin set into vanity unit, part tiled wall, extractor fan, double glazed windows to the side and a chrome heated towel rail.

### Garage

19'4" x 11'3" (5.90 x 3.44)

With an electric garage door from the front, power and lighting and a UPVC door leading to the rear garden.

### Garden

With patio doors from the Utility/ Lean to and a double glazed door from the garage leading to a paved patio seating area, a step leading to further patio, decorative slate, mature shrub borders and outdoor security light.



## Road Map



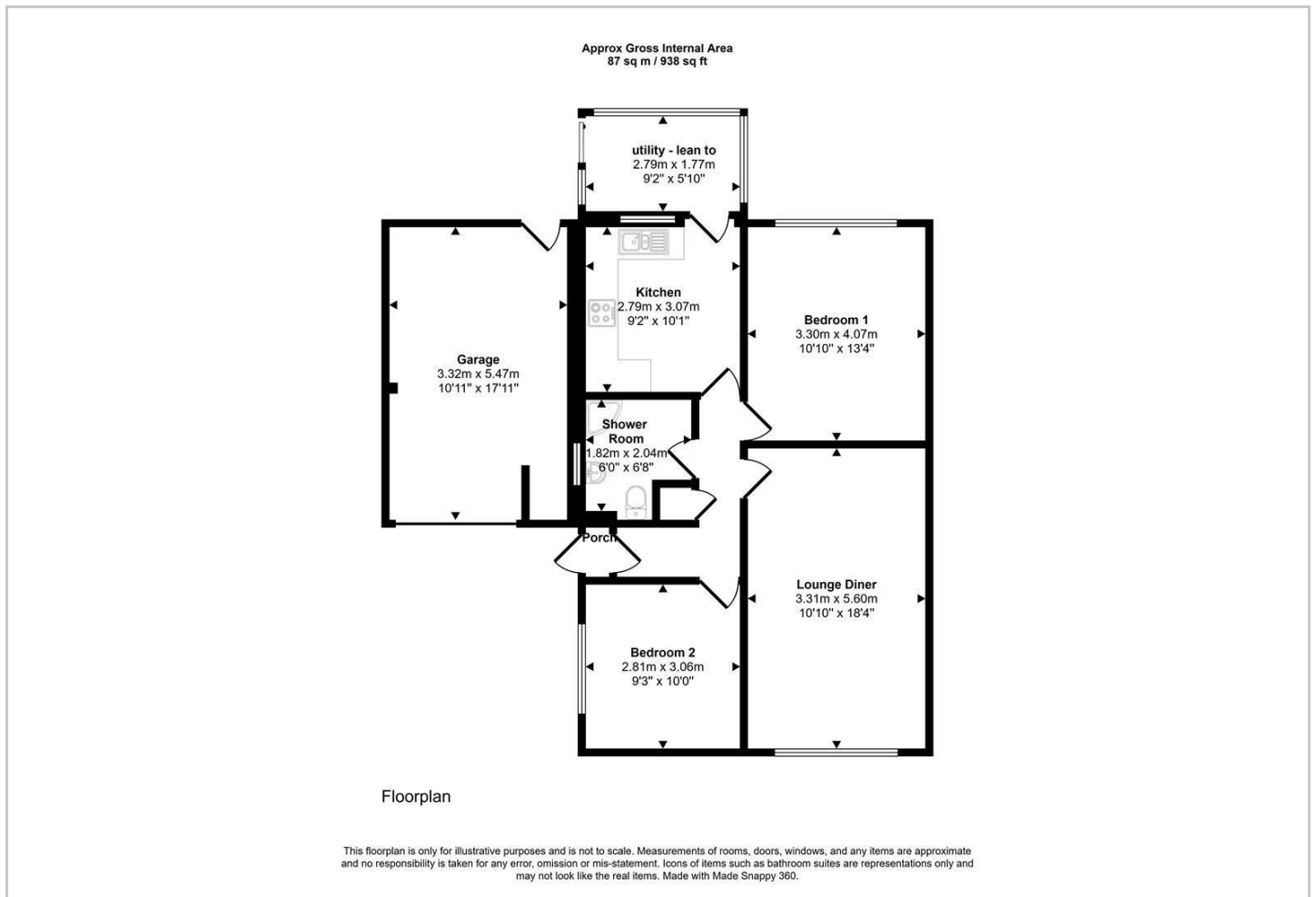
## Hybrid Map



## Terrain Map

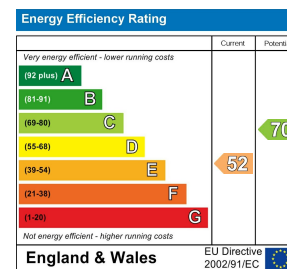


## Floor Plan



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.