

HUNTERS®

HERE TO GET *you* THERE



Gauden Road

Stourbridge, DY9 9HN



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Offers In The Region Of £235,000



Front of The Property

To the front of the property there is a large gravelled driveway, well maintained lawn, steps leading down to storm porch with outside lighting and double glazed composite doors leading to entrance hall and rear lobby.

Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, laminate floor, door to lounge and a central heating radiator.

Lounge

19'8" x 11'1" (6 x 3.4)

With doors leading from entrance hall and kitchen breakfast room, space for seating and dining, feature fire place with gas fire and marble hearth, laminate floor, double glazed window to front, double glazed french doors leading to rear garden and a central heating radiator.

Kitchen Breakfast Room

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

With doors leading from lounge and rear lobby, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, part tiled walls, integrated oven, gas hob, cooker hood over, storage cupboard, space for fridge freezer and breakfast table, plumbing for washing machine, laminate floor, double glazed window and door to leading to rear garden and a central heating radiator.

Rear Lobby

With a double glazed composite door leading from the front of the property, space for cloaks, large storage cupboard housing tumble dryer, laminate floor and double glazed window to front.

Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard housing central heating boiler and loft access.

Bedroom One

12'5" x 11'1" max (3.8 x 3.4 max)

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

Bedroom Two

14'1" x 9'6" max (4.3 x 2.9 max)

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

Bedroom Three

8'2" x 8'2" (2.5 x 2.5)

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

Bathroom

With a door leading from landing, bath with shower over and separate shower attachment, WC, wash hand basin, tiled walls, extractor, double glazed window to rear and a chrome central heating towel rail.

Garden

With double glazed doors leading from lounge and further door from kitchen breakfast room, patio seating area, well maintained lawn, decorative slate, shed, mature shrub borders and outside tap.



Road Map



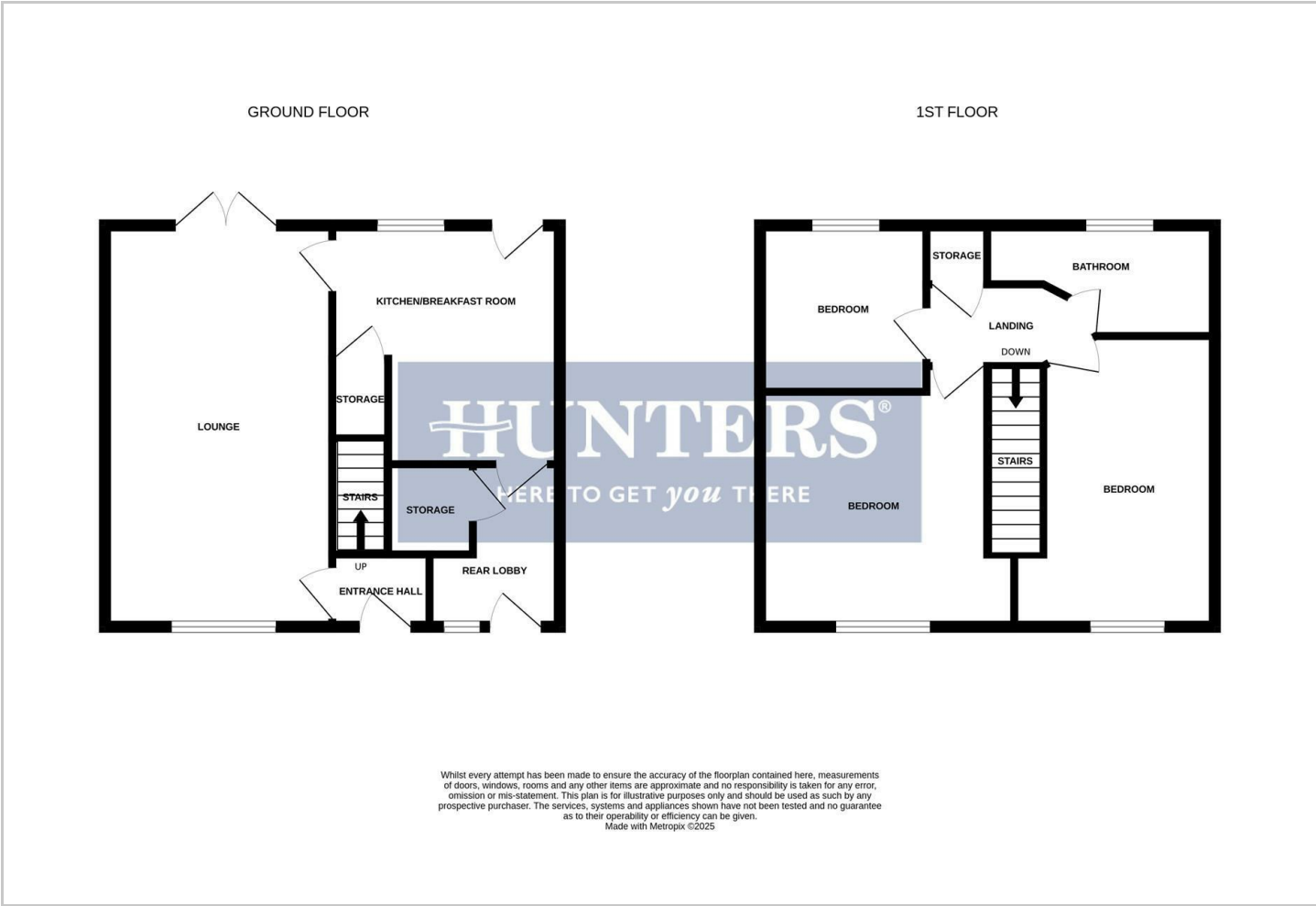
Hybrid Map



Terrain Map



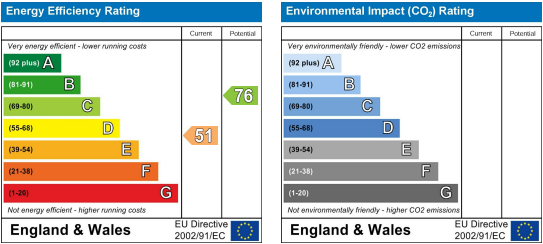
Floor Plan



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.