

# HUNTERS®

HERE TO GET *you* THERE



**Lawn Avenue**  
Stourbridge, DY8 3UR

£325,000



Council Tax: B



# Lawn Avenue

## Stourbridge, DY8 3UR

£325,000



### Front Of The Property

There is a block paved driveway and gated side access.

### Entrance Hall

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

### Dining Room

10'0" x 11'11" (3.05 x 3.63)

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

### Lounge

11'2" x 13'7" (3.4 x 4.14)

With a door leading from the entrance hall, gas fire with decorative surround and double doors leading to the conservatory.

### Conservatory

7'7" x 12'0" (2.31 x 3.66)

With double doors leading from the lounge, ceiling light and fan, double glazed window to rear, tiled floor and double glazed french doors to rear.

### Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled floor and double glazed window to front.

### Kitchen

8'6" x 12'11" (2.59 x 3.94)

With a door leading from the entrance hall, fitted with wall and base units, work surfaces with tiled splashback, one and a half bowl sink and drainer, integrated electric oven, gas hob, integrated dishwasher, integrated extractor fan, space for fridge freezer, plumbing for washing machine, double glazed window to rear and a central heating radiator.

### Utility

With a door leading from the entrance hall, double glazed window to side, fitted base units and a central heating radiator.

### Landing

With stairs leading from the entrance hall, double glazed window to front, doors to rooms and loft access.

## Bedroom One

11'4" x 13'5" (3.45 x 4.1)

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

## Bedroom Two

10'0" x 12'0" (3.05 x 3.67)

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

## Bedroom Three

8'9" x 11'4" (2.67 x 3.45)

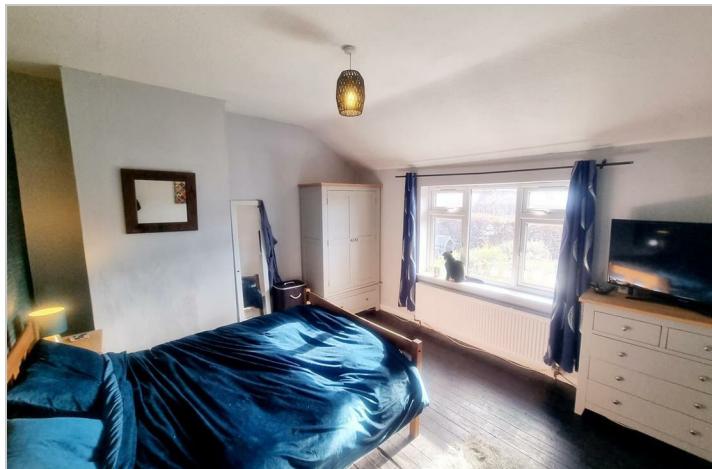
With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bathroom

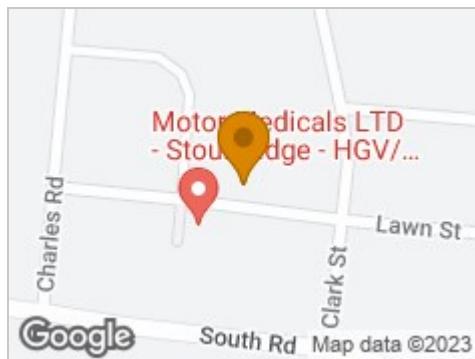
With a door leading from the landing, double glazed windows to front and side, corner bath, WC, wash hand basin, shower cubicle, tiled floor, underfloor heating and a chrome heated towel rail.

## Garden

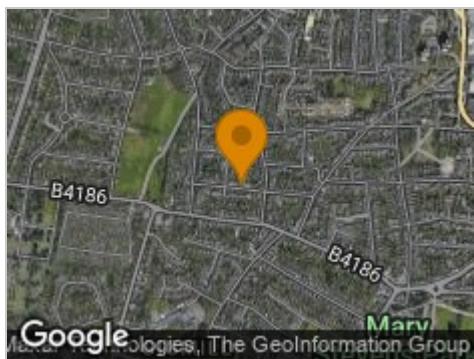
With double glazed french doors from the conservatory to a patio area with outside tap and gated side access, lawn beyond with shrub borders and a garden shed.



## Road Map



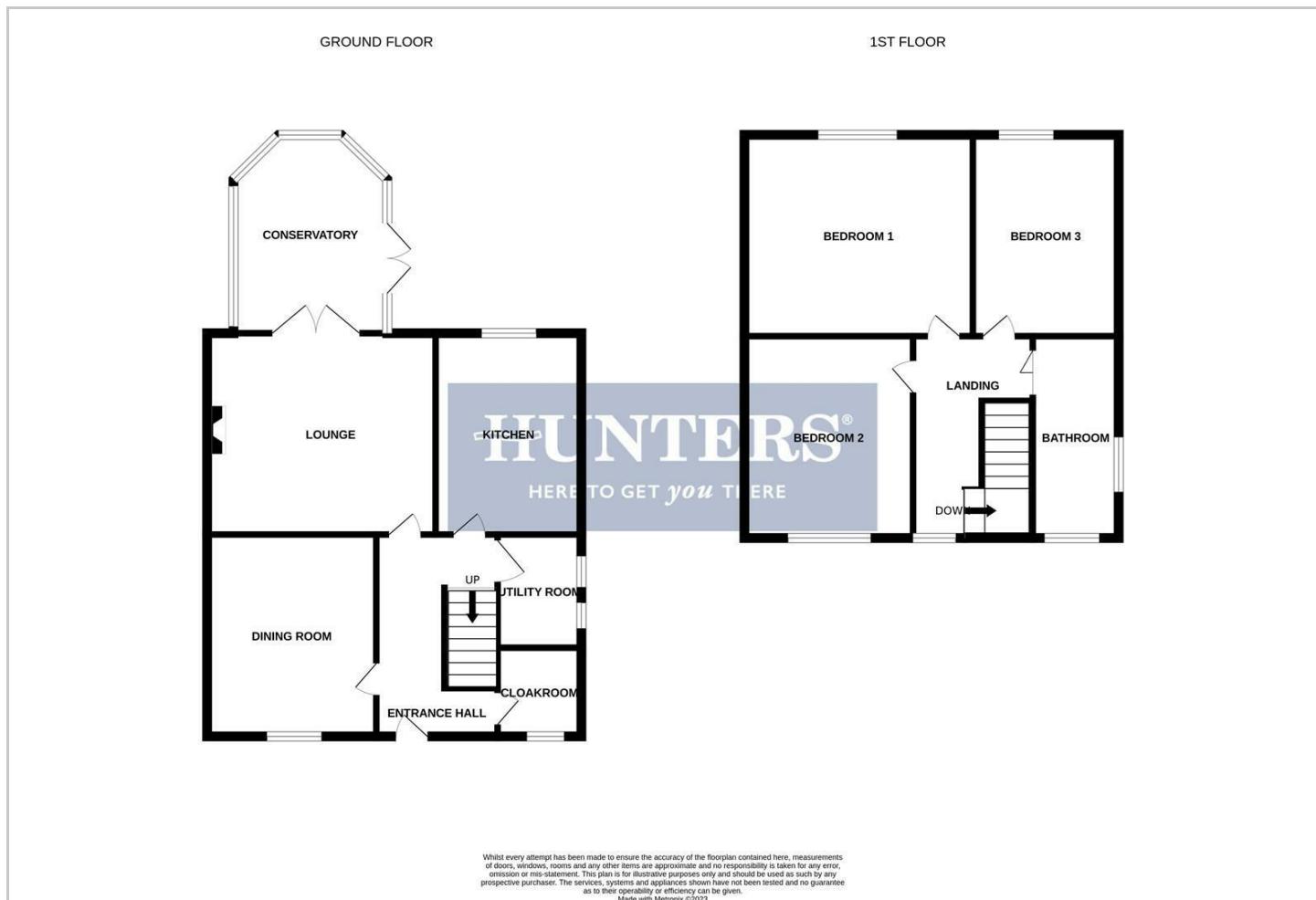
## Hybrid Map



## Terrain Map

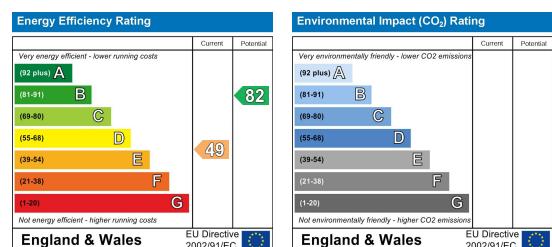


## Floor Plan



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.