

# HUNTERS®

HERE TO GET *you* THERE



## Richardson Drive

Stourbridge, DY8 4DN

£350,000



Council Tax: C



# Richardson Drive

Stourbridge, DY8 4DN

£350,000



## Front of the Property

To the front of the property is a block paved driveway with decorative borders, mature shrubs, decorative paving, gated side access, up and over garage door and a double glazed door to the front.

## Entrance Hall

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

## Cloakroom

With a door from the entrance hall, double glazed window to the front, WC, wash hand basin set into vanity unit, tiled flooring and a chrome heated towel rail.

## Kitchen

12'1" x 8'7" (3.69 x 2.64)

With a door from the entrance hall, double glazed window to the front, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, one and a half bowl sink and drainer, space for freestanding cooker with extractor fan above, plumbing for washing machine and dishwasher, space for tall fridge/freezer and tiled flooring.

## Lounge

11'11" x 14'10" (3.65 x 4.53)

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

## Conservatory

9'0" x 11'7" (2.75 x 3.54)

With double glazed sliding doors from the lounge and double glazed French doors to the side leading to the rear garden.

## Landing

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

## Bedroom One

10'4" x 10'10" (3.15 x 3.32)

With a door from the first floor landing, double glazed window to the front, built in storage cupboard, door leading to en suite and a central heating radiator.

### En Suite

5'2" x 5'2" (1.60 x 1.58)

With a door from bedroom one, WC, wash hand basin set into vanity unit, shower cubical with waterfall shower head and separate shower attachment, fully tiled walls and tiled flooring.

### Bedroom Two

6'11" x 8'6" (2.13 x 2.61)

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

### Bedroom Three

9'4" x 6'0" (2.85 x 1.84)

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

### Bathroom

With a door from the first floor landing, double glazed window to the side, bathtub with separate shower attachment, WC, wash hand basin set into vanity unit, fully tiled walls, tiled flooring, shaving point, extractor fan and a chrome heated towel rail.

### Garden/Games Room/ Bar

8'6" x 6'4" (2.60 x 1.95)

With double glazed double doors from the rear garden, fitted bar with power and lighting.

### Rear Garden

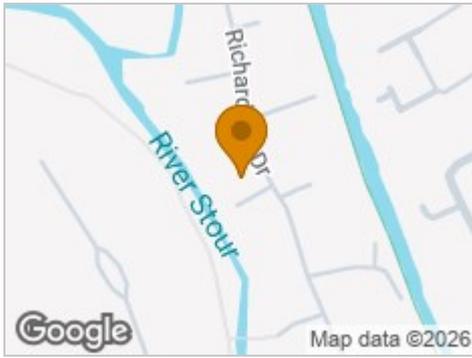
With double glazed French doors from the conservatory leading to a block paved patio, garden shed, picket fence and gate leading to lawn, shrubbed borders, steps leading down to further lawn and views overlooking the river Stour.

### Garage

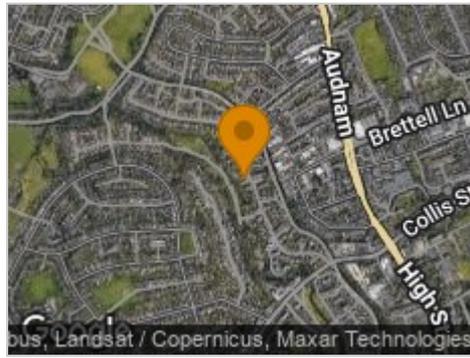
With an up and over door to the front, power and lighting.



## Road Map



## Hybrid Map



## Terrain Map

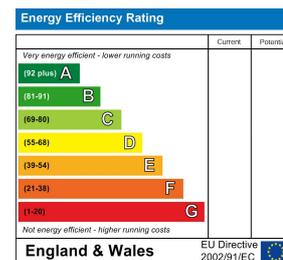


## Floor Plan



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.