

# HUNTERS®

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## Bowling Green Road

Stourbridge, DY8 3RZ

£450,000



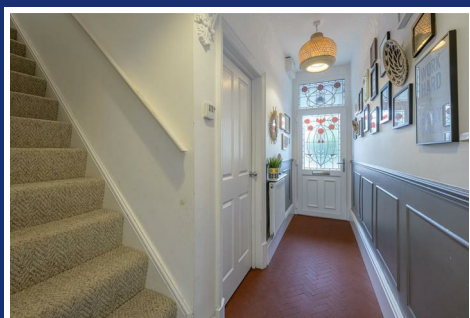
Council Tax: C



# Bowling Green Road

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## Front of the Property

To the front of the property is a block paved driveway, shrubbed borders, brick-built wall with decorative wrought iron railings, step leading front door with decorative stained double glazed glass panels and gated side access.

## Entrance Hall

With a front door with decorative stained double glazed glass panels, stairs leading to the first floor landing, doors leading to various rooms, quarry tiled flooring and a central heating radiator.

## Lounge

16'4" x 11'4" (5.00 x 3.46)

With a door from the first floor landing, double glazed bay window to the front with fitted shutter blinds, feature log burning stove with wooden mantel piece, picture rail, decorative coving and a central heating radiator.

## Dining Kitchen

19'1" x 15'0" (5.84 x 4.59)

With a door from the entrance hall, double glazed window to the rear, modern fitted kitchen with a range of wall and base units, oak worksurfaces over, tiled splashback, space for range cooker with extractor fan above, Belfast sink, integrated dishwasher, integrated fridge/freezer, recessed spotlights, doors leading various rooms, space for dining table, double glazed stable door to the side leading to the rear garden and a central heating radiator.

## Utility Room

7'6" x 3'11" (2.30 x 1.20)

With a door from the dining kitchen, double glazed window to the side, fitted base units, Belfast sink, plumbing for washing machine, space for tumble dryer and a central heating radiator.

## Cloakroom

With a door from the dining kitchen, WC, wash hand basin with tiled splashback, extractor fan and a central heating radiator.

## First Floor Landing

With stairs from the entrance hall, doors leading to various rooms, stairs leading to the second floor landing and a central heating radiator.

## Bedroom One

13'0" x 15'2" (3.97 x 4.64)

With a door from the first floor landing, two double glazed windows to the front, original fire with decorative surround, door leading to en suite and a central heating radiator.

## En Suite

5'8" x 4'11" (1.74 x 1.50)

With a door from bedroom one, double glazed window to the side, WC, wash hand basin, shower cubical, fully tiled walls and flooring, extractor fan and a chrome heated towel rail.

Tel: 01384 443331

## Bedroom Two

10'5" x 14'6" (3.20 x 4.42)

With a door from the first floor landing, double glazed window to the rear, original fire with decorative surround, opening to dressing area with built in wardrobes, door leading to bathroom and a central heating radiator.

## Bathroom

6'10" x 7'7" (2.10 x 2.32)

With a door from the dressing area in bedroom two, double glazed window to the side, bathtub with shower over fitted with a glass shower screen, WC, wash hand basin, part tiled walls, tiled flooring, extractor fan and a chrome heated towel rail.

## Second Floor Landing

With stairs from the first floor landing and doors to various rooms.

## Bedroom Three

10'5" x 14'6" (3.20 x 4.43)

With a door from the second floor landing, double glazed window to the rear, door leading to the 'Jack & Jill' en suite and a central heating radiator.

## Bedroom Four

8'6" x 14'9" (2.60 x 4.50)

With a door from the second floor landing, double glazed skylight window to the front, eaves storage, door leading to the 'Jack & Jill' en suite and a central heating radiator.

## Jack & Jill En Suite

With a door from bedroom three and four, double glazed window to the side, WC, wash hand basin, shower cubical, fully tiled walls and flooring, extractor fan and a chrome heated towel rail.

## Garden

With a double glazed stable door from the dining kitchen leading to a large patio area, store room and outdoor WC to the rear, dwarf wall with planted borders, path leading to lawn area, shrubbed planter borders, garden shed to the rear, outdoor lighting and gated side access.



## Road Map



## Hybrid Map



## Terrain Map

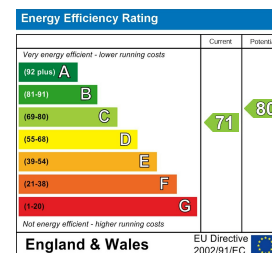


## Floor Plan



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.