

# HUNTERS®

HERE TO GET *you* THERE



## Swincross Road

Stourbridge, DY8 1NL

£235,000



Council Tax: B





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£235,000



## Front Of The Property

With a block paved driveway, a useful outside store with shelves and power sockets, storm porch with light and double glazed door leading to lounge.

## Lounge

17'8" x 11'1" (5.4 x 3.4)

With a double glazed door to front, double glazed window to front, door to kitchen, electric freestanding log burner, wooden mantle, stairs to the first floor landing and a central heating radiator.

## Kitchen Breakfast Room

9'10" x 11'10" (3.01 x 3.61)

With a door from the lounge, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, integrated electric oven, gas hob, integrated fridge freezer and washing machine, double glazed window to rear, double glazed door to rear, cupboard housing boiler, tiled floor and a central heating radiator.

## Landing

With stairs from the lounge, doors to rooms and loft access.

## Bedroom One

10'0" x 8'11" (3.05 x 2.74)

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

## Bedroom Two

7'9" x 11'2" (2.38 x 3.41)

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

### Shower Room

With a door from the landing, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, extractor fan and a central heating radiator.

### Garden

With a double glazed door from the kitchen to a block paved patio, artificial lawn, shrub borders, outside tap and outdoor lighting.





Road Map



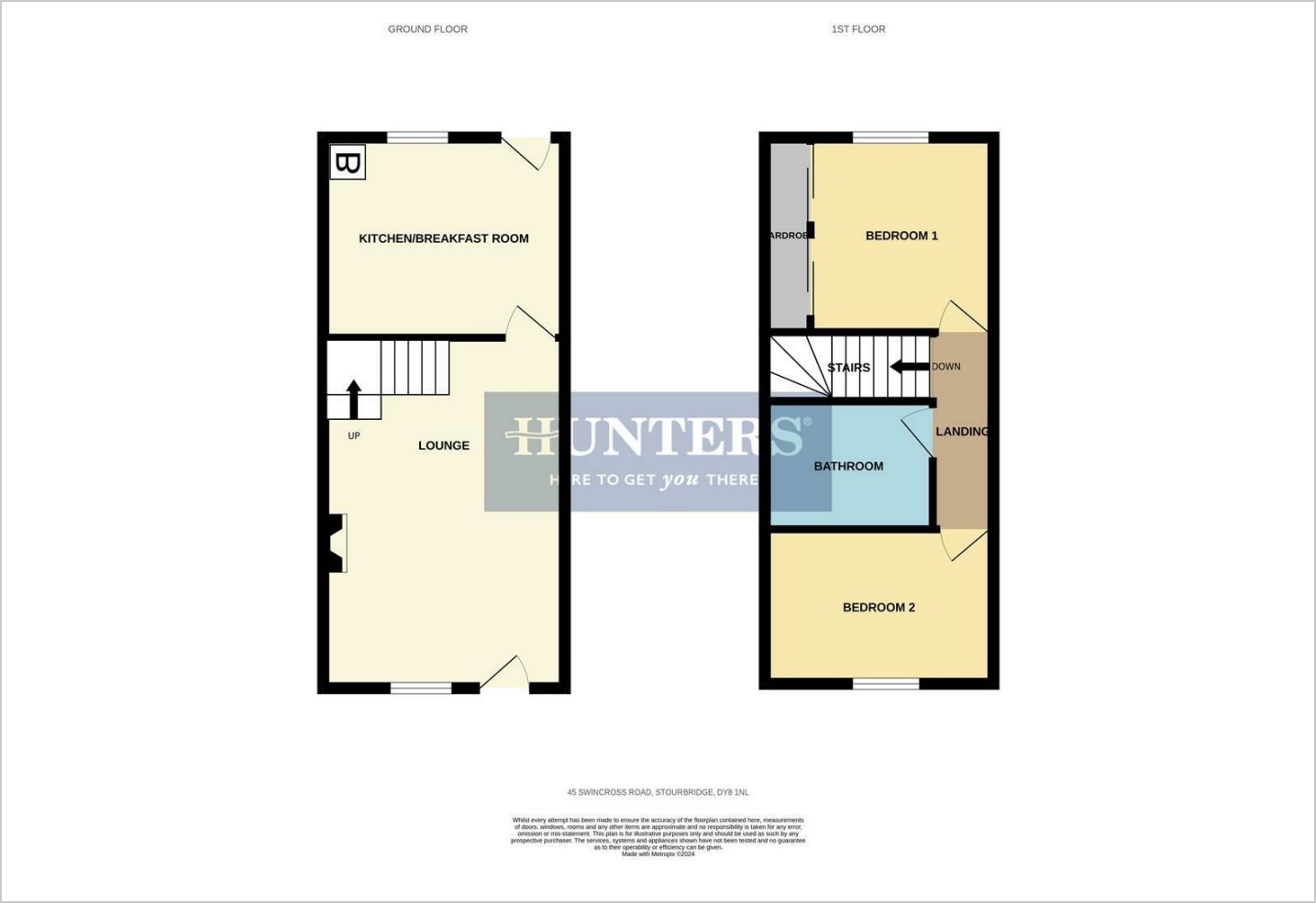
Hybrid Map



Terrain Map



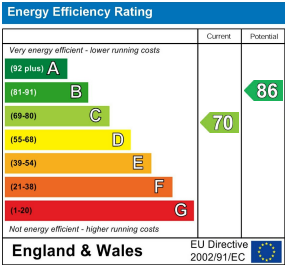
Floor Plan



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.