

# HUNTERS®

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## Melvyn Close

Stourbridge, DY8 3AL





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Offers In The Region Of £229,950



## Front Of The Property

There is a block paved driveway and gated side access.

## Entrance Hall

13'9" x 3'7" (4.2 x 1.1)

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

## Cloakroom

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

## Kitchen

10'2" x 5'2" (3.1 x 1.6)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces, tiled splashback, integrated oven, gas hob, stainless steel cooker hood over, plumbing for washing machine, space for fridge freezer, recessed spotlights, double glazed window to front and a central heating radiator.

## Lounge Diner

14'9" x 12'1" max (4.5 x 3.7 max)

With a door leading from the entrance hall, storage cupboard, space for dining table, double glazed french doors to rear, double glazed window to rear and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, recessed spotlights and loft access.

## Bedroom One

12'1" x 9'6" (3.7 x 2.9)

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

### Bedroom Two

12'1" x 7'10" (3.7 x 2.4)

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

### Bathroom

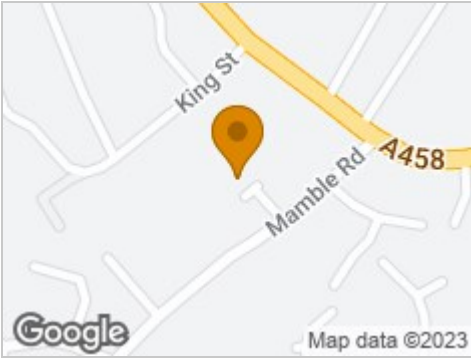
With a door leading from the landing, bath with shower over, WC, wash hand basin, tiled splashback, part tiled walls, recessed spotlights, extractor fan and a chrome heated towel rail.

### Garden

With access from the lounge to a patio area with a well maintained lawn, shrub borders, decorative chipping stones, garden shed and gated side access.



Road Map



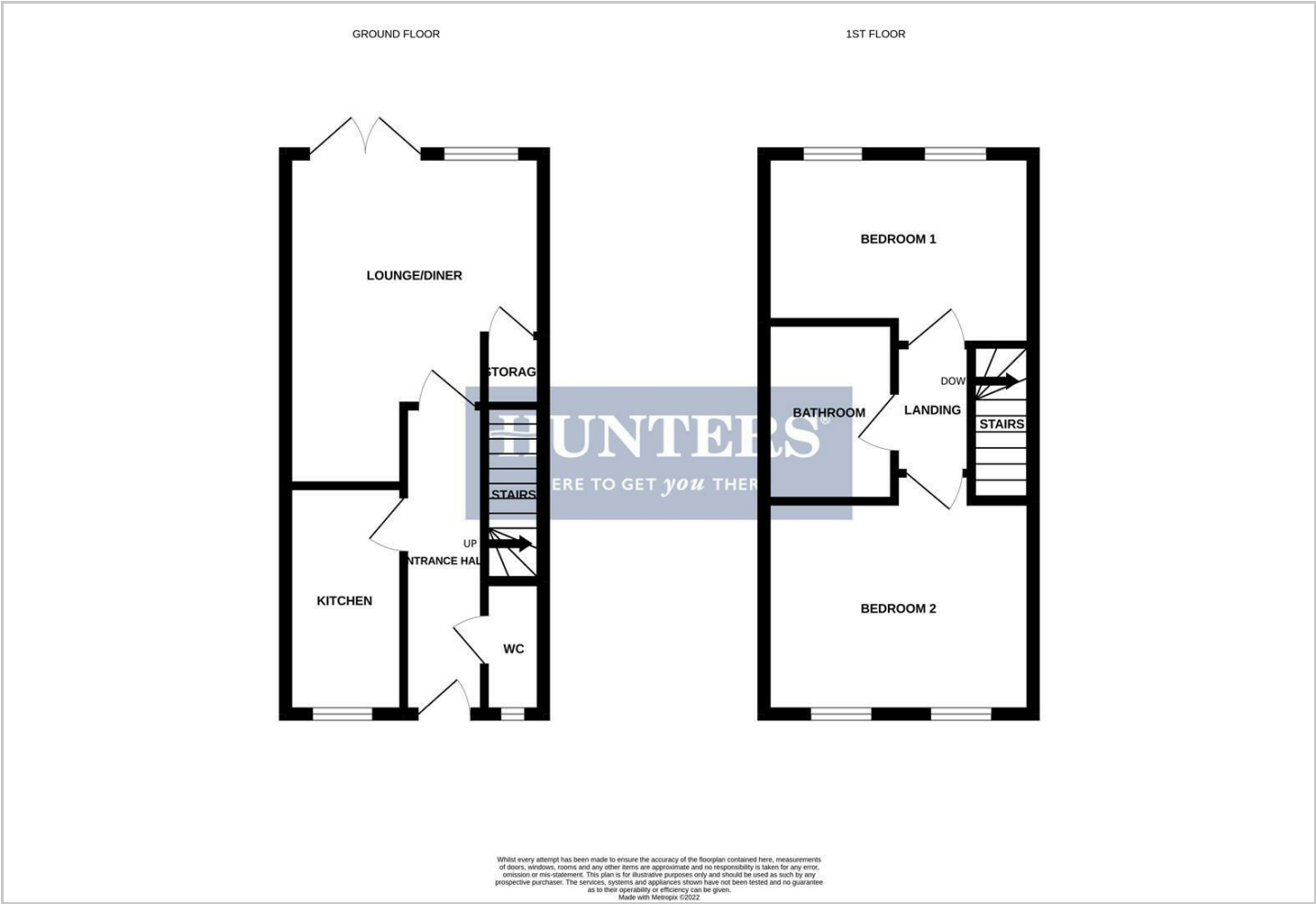
Hybrid Map



Terrain Map



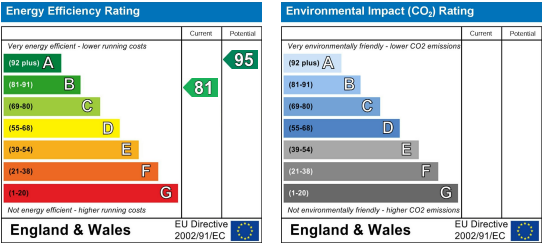
Floor Plan



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.