

# HUNTERS®

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## Clent View Road

Stourbridge, DY8 3JE

£485,000



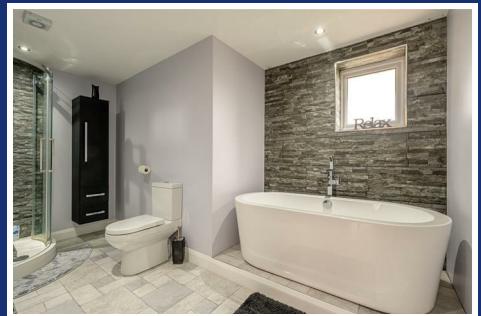
Council Tax: D



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## Front Of The Property

With a block paved driveway and gated side access.

## Entrance Hall

With a double glazed door to front, doors to rooms, stairs to the first floor landing, under stairs storage cupboard and two central heating radiators.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, recessed spotlights and extractor fan.

## Lounge

16'5" x 11'3" (5.02 x 3.43)

With a door from the entrance hall, double glazed bow window to front, recessed electric fireplace, recessed spotlights and a central heating radiator.

## Kitchen Diner

11'9" x 21'9" (3.6 x 6.65)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated double oven, five ring gas hob, integrated dishwasher, integrated fridge, space for dining table, double glazed french doors to rear, double glazed window to rear, door to utility and a central heating radiator.

## Utility

7'1" x 10'11" (2.18 x 3.33)

With a door from the kitchen, fitted base units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and fridge freezer, double glazed window to rear, double glazed door to rear, recessed spotlights and a central heating radiator.

## Bedroom Three

11'10" x 12'6" (3.61 x 3.83)

With a door from the entrance hall, double glazed window to front, recessed spotlights, a central heating radiator and a range of fitted wardrobes with double doors to en suite.

## En Suite

With a freestanding bath, separate shower cubicle, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

## Bedroom Four

11'3" x 10'0" (3.45 x 3.06)

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

## Landing

With stairs from the entrance hall, airing cupboard, loft access and doors to various rooms.

## Bedroom One

15'3" x 11'2" (4.65 x 3.42)

With a door from the landing, door to en suite, double glazed window to front, recessed spotlights, fitted wardrobes and a central heating radiator.

## En Suite

With a door from bedroom one, shower cubicle, WC, dual vanity wash hand basin, tiled floor, recessed spotlights, extractor fan, window to front and a chrome heated towel rail.

## Bedroom Two

16'11" x 12'5" (5.16 x 3.81)

With a door from the landing, door to en suite, two windows to front and rear, recessed spotlights, fitted wardrobes, recessed spotlights and a central heating radiator.

## En Suite

With a door from bedroom two, WC, wash hand basin, window to front, recessed spotlights and extractor fan.

## Garden

With double glazed french doors from the kitchen to a patio, artificial lawn, outdoor lighting, outside tap and gated side access.

## Double Garage

15'6" x 19'10" (4.74 x 6.05)

With an electric garage door to front, power, light and a metal security door to side.



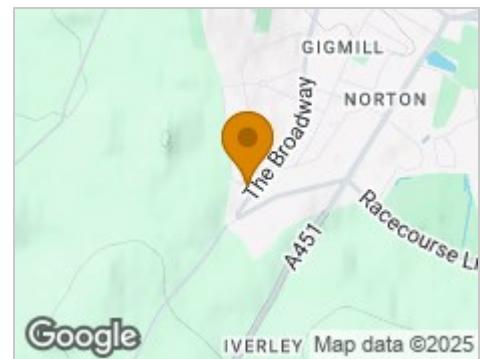
## Road Map



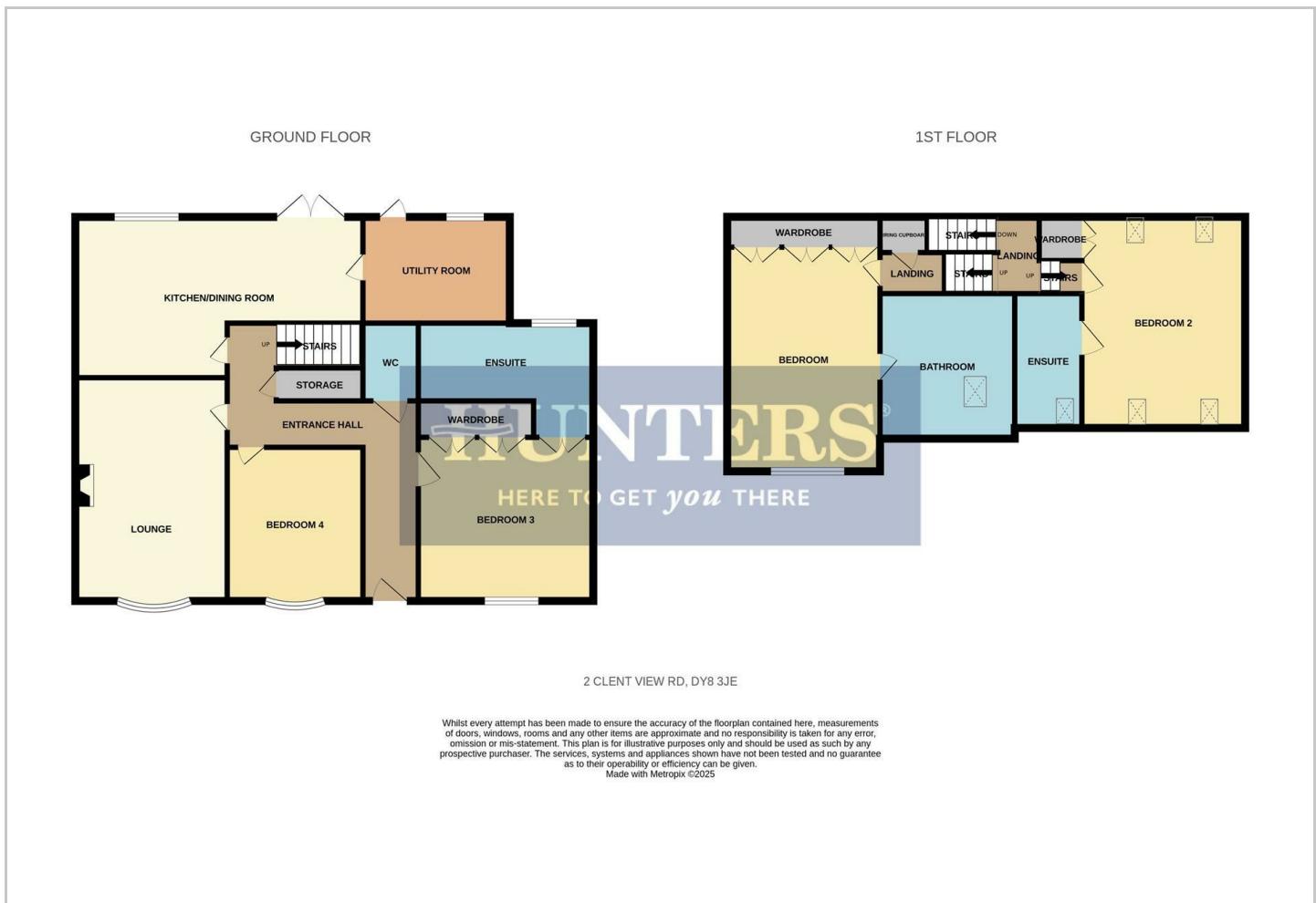
## Hybrid Map



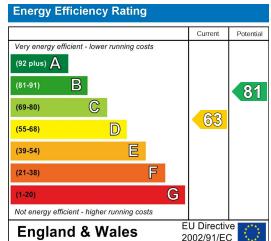
## Terrain Map



## Floor Plan



## Energy Efficiency Graph



Please contact our Hunters Stourbridge Office  
on 01384 443331 if you wish to arrange a viewing appointment for this  
property or require further information.

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.