

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Yardley Street**

Stourbridge, DY9 7AT

£200,000



Council Tax: B





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Stourbridge, DY9 7AT

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## Front of the Property

To the front of the property is a tarmac driveway, path leading to the front door, gated side access and lawn to the side.

## Entrance Hall

With a double glazed door to the front and doors leading to various rooms.

## Kitchen

8'6" x 8'2" (2.60 x 2.50)

With a door from the entrance hall, a fitted kitchen with a range of wall and base units, work surface over, tiled splashback, inset sink, integrated oven, gas hob with a stainless steel extractor fan above, integrated microwave, space for a tall fridge/freezer, plumbing for washing machine, wall mounted boiler, double glazed window to the front, tiled flooring and a central heating radiator.

## Lounge

17'11" x 11'3" (5.48 x 3.44)

With a door from the entrance hall, a decorative fire surround, double glazed French doors to the rear, stairs leading to the first floor landing and two central heating radiators.

## Landing

With stairs from the lounge, built in storage cupboard, loft access and doors to various rooms.

### Bedroom One

8'9" x 11'1" (2.67 x 3.40)

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

### Bedroom Two

8'5" x 11'1" (2.57 x 3.40)

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, a bathtub with an electric shower over, a WC, wash hand basin, fully tiled walls, double glazed window to the rear and a chrome heated towel rail.

### Rear Garden

With double glazed French doors from the lounge leading to the patio area with lawn beyond and gates to the rear leading to further parking.





Road Map



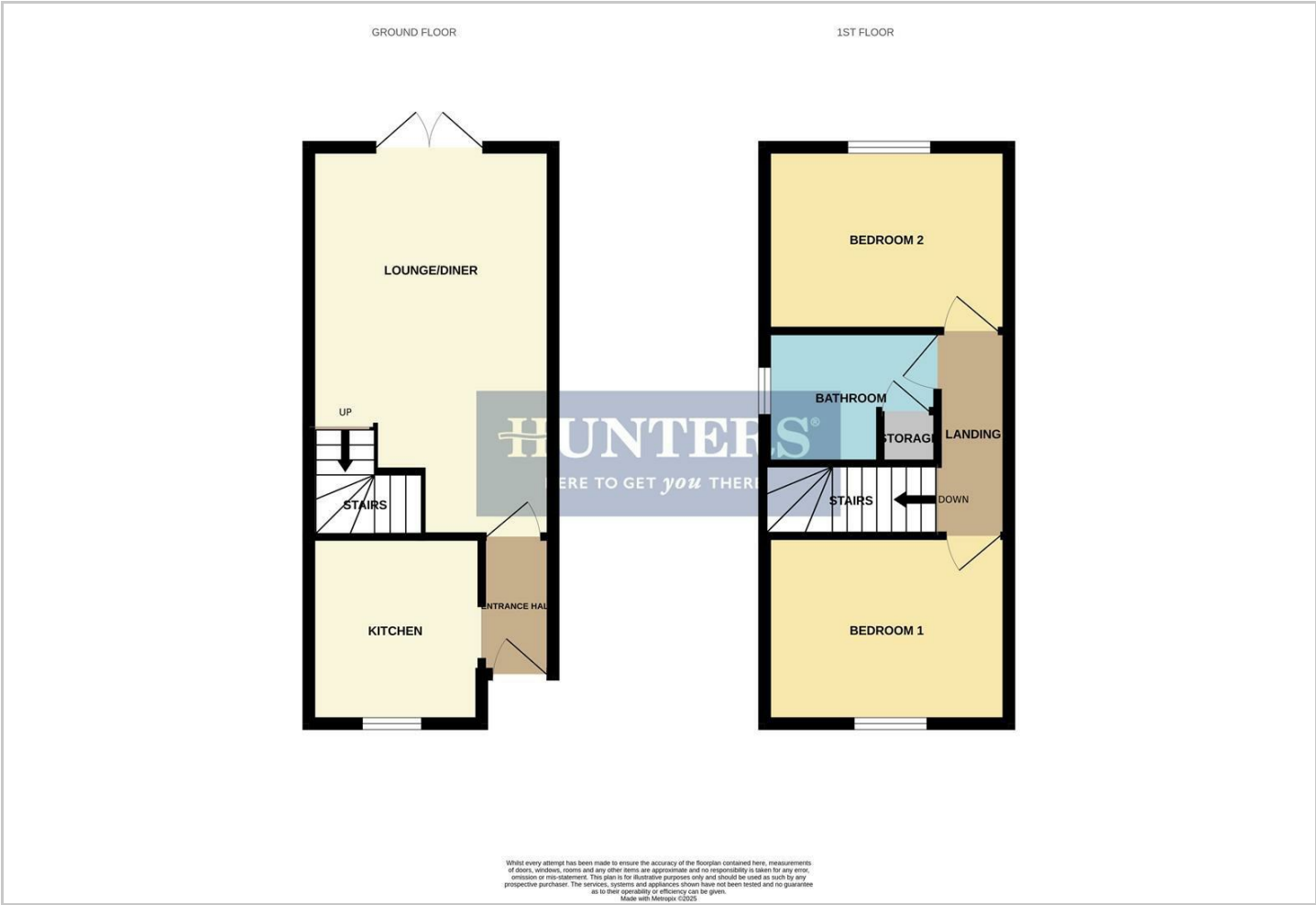
Hybrid Map



Terrain Map

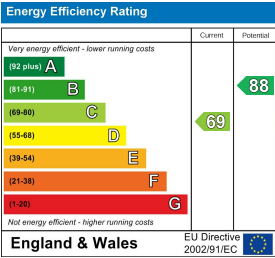


Floor Plan



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.