

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Six Ashes Road

Bobbington, DY7 5BZ



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## FRONT OF THE PROPERTY

To the front of the property there is a driveway leading to garage, lawn to side with shrub borders and gates to both sides providing access to the rear.

## ENTRANCE HALL

With a double glazed door leading from the front, double glazed window to front, doors to various rooms and stairs to the first floor landing.

## LOUNGE

11'1" x 20'4" (3.38 x 6.2)

With a door leading from the entrance hall, log burning stove with tiled hearth, wooden mantle double, glazed bow window to front, double glazed patio doors to the conservatory and a central heating radiator.

## CONSERVATORY

9'3" x 9'11" (2.83 x 3.03)

With double glazed patio doors from the lounge, ceiling light and fan, electric wall mounted heater, tiled floor and double glazed double doors to rear.

## SITTING ROOM

10'6" x 10'6" (3.2 x 3.2)

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

## DINING ROOM

6'11" x 15'8" (2.12 x 4.78)

With doors from the sitting room and kitchen breakfast room, double glazed window to front and a central heating radiator.

## KITCHEN BREAKFAST ROOM

9'3" x 9'7" (2.82 x 2.92)

With a door leading from the dining room, fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, space for range cooker, cooker hood above, slimline dishwasher, space for tall fridge freezer, double glazed window to rear, tiled floor and open to the breakfast area.

## BREAKFAST AREA

5'2" x 11'7" (1.57 x 3.53)

Open from the kitchen, door to the dining room, double glazed window to rear, double glazed door to rear, tiled floor, space for washing machine, wall mounted boiler and a central heating radiator.

## CLOAKROOM

With a door leading from the entrance hall, WC, wash hand basin, under stairs storage cupboard, tiled floor, double glazed window to rear and a chrome heated towel rail.

## LANDING

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

## BEDROOM ONE

11'4" x 12'1" (3.45 x 3.68)

With a door leading from the landing, double glazed window to rear, door to en suite and a central heating radiator.

## EN SUITE

With a door leading from bedroom one, whirlpool bath with shower over, WC, wash hand basin, tiled walls, tiled floor, double glazed window to rear and shaver point.

## BEDROOM TWO

9'10" x 10'3" (2.99 x 3.12)

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

## BEDROOM THREE

8'0" x 9'10" (2.44 x 3)

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

## BEDROOM FOUR

8'0" x 10'7" (2.43 x 3.23)

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

## BATHROOM

With a door leading from the landing, free standing roll top bath with claw feet, shower attachment, WC, wash hand basin, tiled walls, tiled floor, double glazed window to front and a chrome heated towel rail.

## GARDEN

With double glazed french doors from the conservatory and a further double glazed door from the kitchen breakfast room to a patio area with steps leading up to lawn, shrub borders, garden shed, outside tap and gates to both sides providing access to the front.

## GARAGE

7'10" x 16'9" (2.4 x 5.1)

With an up and over door to front, power and light.



## Road Map



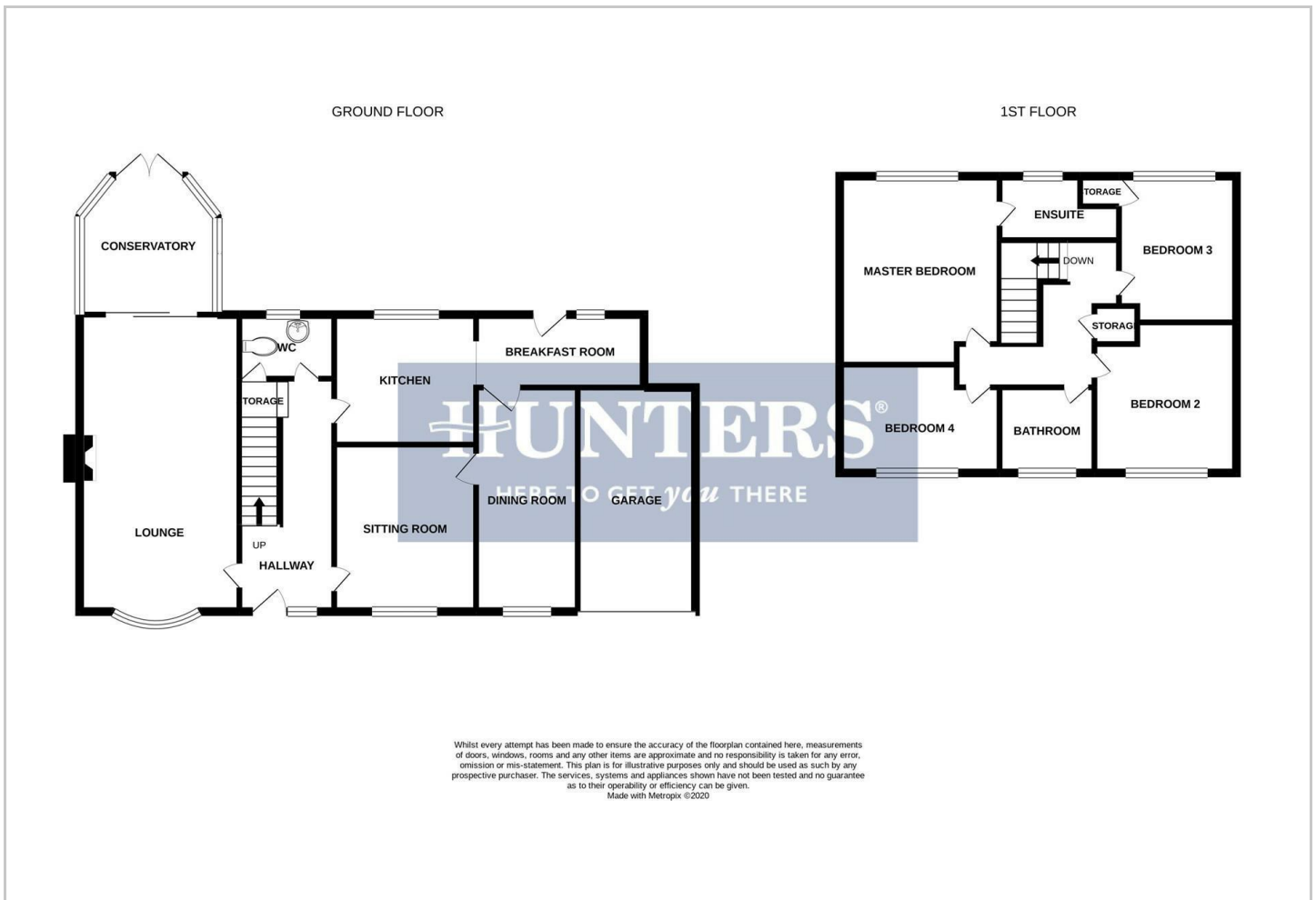
## Hybrid Map



## Terrain Map

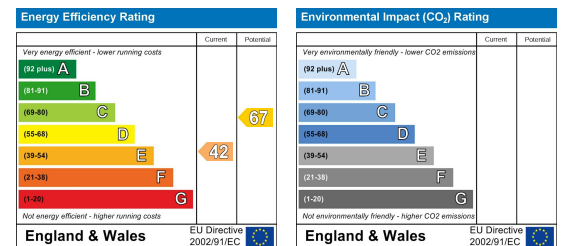


## Floor Plan



## 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.