

HUNTERS[®]

HERE TO GET *you* THERE



Beech Road

Stourbridge, DY8 2AS

£425,000



Council Tax:



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£425,000



Front Of The Property

With a new heritage block paved driveway, window to converted cellar, correctly rated connection ready for EV charging and a shared alleyway (leading to alternative main entrance) lit by automatic lighting.

Bay Fronted Lounge

12'8" x 11'10" (3.87 x 3.63)

With a new composite door leading from the front, a new multi-fuel wood and coal/charcoal burning stove, a marble hearth and reclaimed lintel from Portobello Beach, Edinburgh, new double glazed sash window fitted within the original Victorian mullions to front and a new designer central heating radiator with individual control, TV power point, insulated floor and ceiling, leading to the dining/rear sitting room.

Dining/Rear Sitting Room

12'0" x 12'1" (3.67 x 3.69)

Opening from the lounge and to the rear entrance hall, feature exposed brick fire surround with tiled hearth (ideal for decorative log storage), double glazed window to rear, feature glass balustrade stairs to the converted and insulated cellar, and separately to the first floor landing, TV power point, zoned underfloor heating, insulated ceilings and external walls.

Rear Entrance Hall

This small entrance area adjoining the kitchen has a composite external entrance door with double glazed sidelight, with exterior lighting over entrance and is ideal for hanging coats and storage of shoes / boots and is tiled with underfloor heating.

Kitchen Diner Breakfast Room

21'11" x 7'3" (6.69 x 2.23)

With an arched doorway from the dining room, fitted with brand new contemporary wall and base units, work surfaces with matching splashback, sink and drainer, integrated electric oven, induction hob, extractor fan, integrated dishwasher, cupboard with plumbing for washing machine, cupboard housing new low energy wall mounted boiler, a dining area, vaulted ceiling fitted with two double glazed skylight windows, double glazed aluminium framed bi fold doors to the rear patio and garden, further door to rear and twin-zoned underfloor heating.

Converted Cellar

11'7" x 10'8" (3.54 x 3.26)

With stairs from the dining/rear sitting room to a converted cellar (ideal for office, home gym, play room or cinema room) double glazed window to front, recessed spotlights, floor, walls and ceiling fully insulated, convenient access to all mains supplies and metering within built-in storage cupboards and a central heating radiator with individual control, multiple power outlets.

Landing

With stairs from the dining/rear sitting room, doors to rooms, built in storage/airing cupboard and stairs to bedroom one.

Bedroom Two

11'3" x 11'9" (3.45 x 3.6)

With a door from the landing, double glazed sash window to front, built in storage cupboard and a designer central heating radiator with individual control, TV power point, and insulated ceiling and floor.

Bedroom Three

8'9" x 8'11" (2.69 x 2.73)

With a door from the landing, double glazed window to rear, under stairs storage area, TV power point and a central heating radiator.

Bathroom

11'7" x 6'3" (3.54 x 1.93)

With a door from the landing, to a new bathroom completed to a high specification featuring roll top freestanding bath, large separate shower cubicle, close-coupled designer WC, wash hand basin set into vanity unit, large LED vanity mirror with shaving point, part tiled walls, tiled floor, double glazed window to rear, extractor fan and a designer heated towel rail with individual control.

Bedroom One

18'6" x 11'10" (5.66 x 3.63)

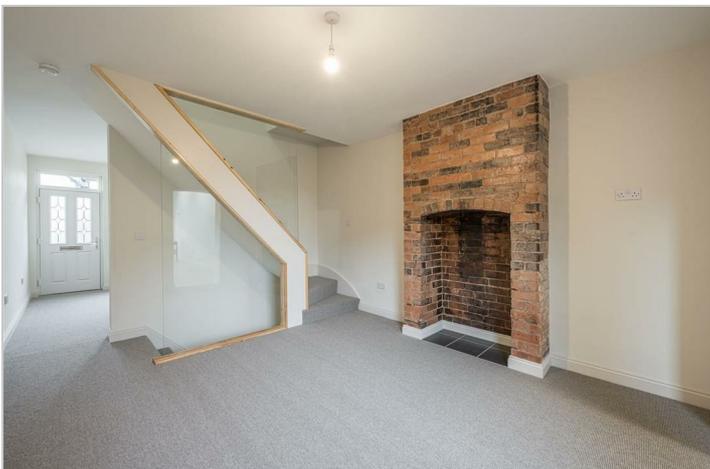
With stairs from the first floor landing, designer LED main and secondary lighting, feature bespoke double glazed window to front with double-glazed sidelights giving view over to fields beyond County Johns lane and County Lane, new double glazed opening skylight window to rear providing views over Mary Stevens Park, plentiful electric socket outlets providing alternative locations for positioning up to a super-king size bed, door to eaves store, TV power point, carpeted and plastered eaves storage to the front and rear, insulated floor and vaulted ceiling to roof insulated with high efficiency, designer central heating radiator with individual control and a pocket door to the en suite.

En Suite

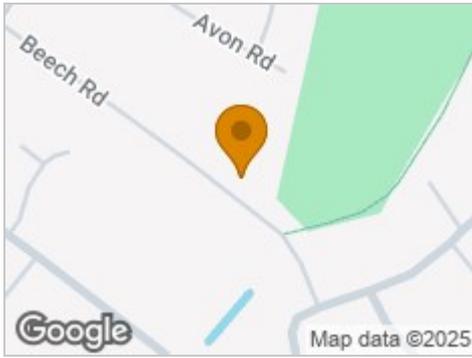
With a sliding pocket door from bedroom one, fitted with all new luxury specification equipment to include: shower cubicle, designer WC, wash hand basin set into vanity unit, part tiled walls, extractor fan, double glazed skylight window to rear and a heated towel rail.

Garden

With aluminium double glazed bi fold doors from the kitchen to a patio paved with external tiles to match kitchen flooring, outdoor lighting, outdoor weathershield double power sockets, opening to the block paved side entry and bin storage area, further outside lighting and steps to a large lawn with some mature shrubbery. The rear garden can also be accessed via a newly fitted, lockable secure stylish treated wooden gate.



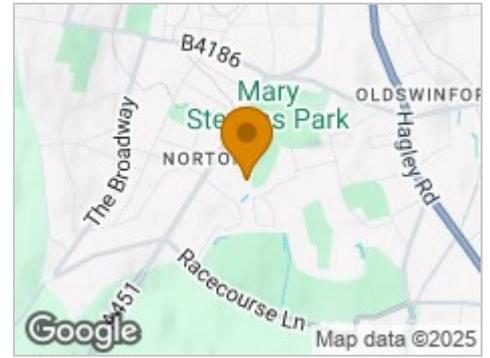
Road Map



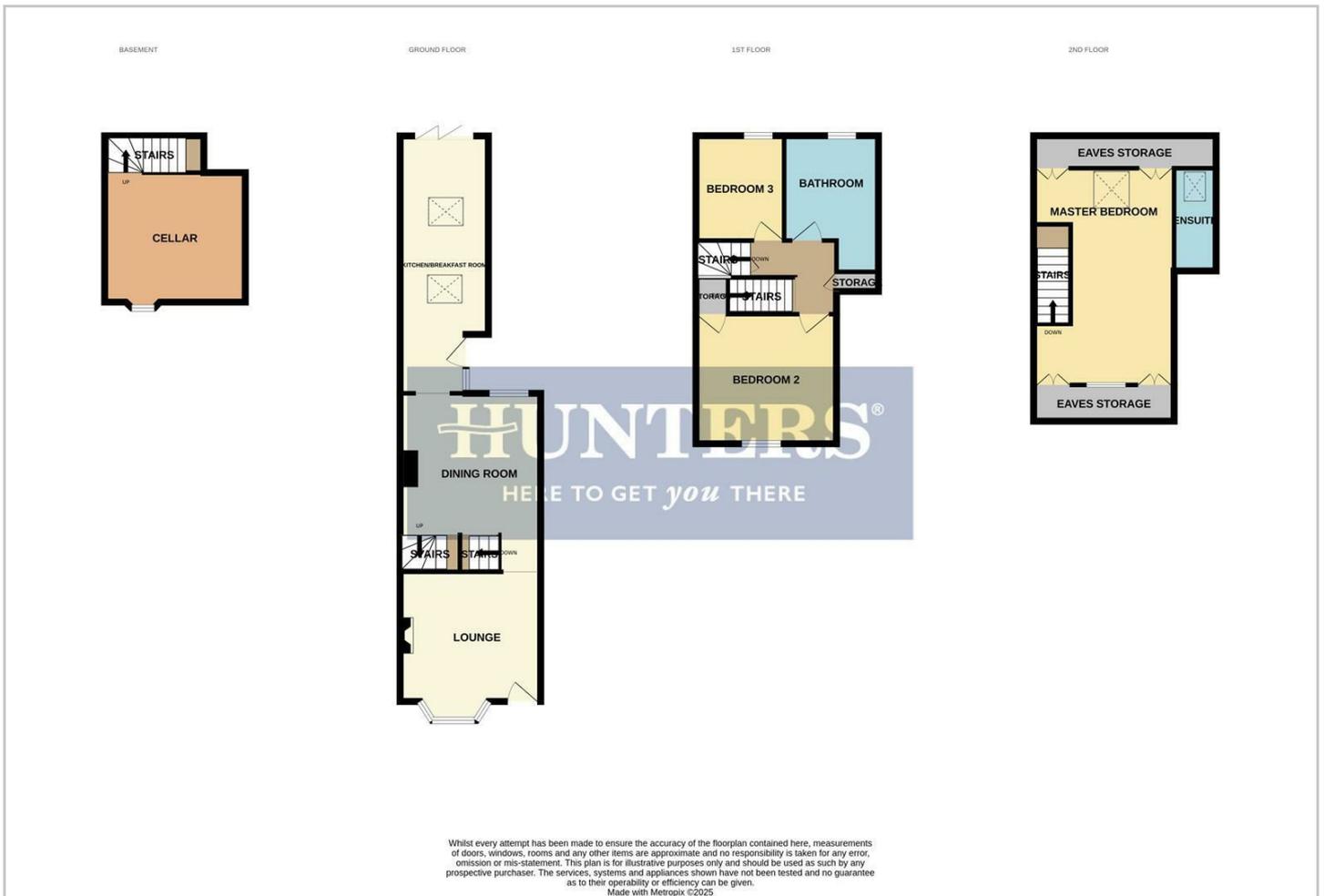
Hybrid Map



Terrain Map



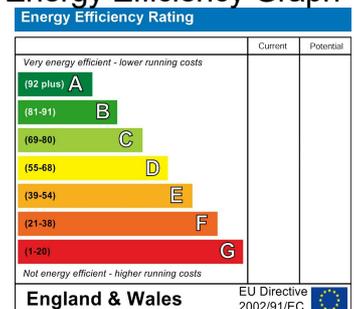
Floor Plan



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.