

HUNTERS®

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Springfield Avenue

Stourbridge, DY9 8XU



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Offers In The Region Of £450,000



Front of The Property

To the front of the property with an elevated position beyond chipping stone and tarmac driveways and dwarf wall, steps leading up to upper terrace with storm porch with double glazed door to entrance hall and gated side access leading to the rear garden.

Entrance Hall

15'8" x 6'6" (4.8 x 2)

With a double glazed door leading from the front of the property, stairs to the first floor landing, doors to various rooms and two central heating radiators.

Dining Room

11'1" x 11'1" (3.4 x 3.4)

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

Lounge

15'1" x 11'9" max (4.6 x 3.6 max)

Open from the dining room, double glazed bay window to side, double glazed window to front, double glazed french doors to the rear garden and a central heating radiator.

Kitchen Breakfast Room

14'5" x 13'1" (4.4 x 4)

With a door leading from the entrance hall, fitted with a range of matching high gloss wall and base units, wooden work surfaces, one and a half sink and drainer, tiled splashback, integrated oven, gas hob, dishwasher and fridge freezer, stainless steel cooker hood, double glazed window to side, double glazed french doors to the rear garden and a vertical central heating radiator.

Utility/ Storage

With a door leading from the entrance hall, fitted base units, work surfaces, plumbing for washing machine and space for tumble dryer.

Cloakroom

With a door leading from the under stairs storage cupboard off entrance hall, WC, wash hand basin, part tiled walls and a central heating radiator.

Landing

12'5" x 5'2" max (3.8 x 1.6 max)

With stairs leading from the entrance hall, doors to various rooms, double glazed window to side, stairs to the second floor landing, under stairs storage and two central heating radiators.

Master Bedroom

18'8" x 11'9" max (5.7 x 3.6 max)

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

En Suite

With a door leading from master bedroom, WC, wash hand basin, P shaped bath, shower attachment, shower screen and a central heating radiator.

Bedroom Two

10'9" x 10'2" (3.3 x 3.1)

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

Tel: 01384 443331

En Suite

With a door leading from bedroom two, WC, wash hand basin, shower cubicle, double glazed window to rear and a chrome heated towel rail.

Bedroom Three

11'1" x 7'6" (3.4 x 2.3)

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

Bedroom Four

6'10" x 6'6" (2.1 x 2)

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, freestanding roll top bath, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to rear and a chrome heated towel rail.

Loft Room One

16'8" x 10'5" max (5.1 x 3.2 max)

With a door leading from the second floor landing, exposed beam, double glazed skylight window, door to bathroom and a central heating radiator.

Bathroom

With a door leading from loft room one, freestanding roll top bath, separate shower attachment, WC, wash hand basin set into vanity unit, double glazed skylight window and a central heating radiator.

Loft Room Two

14'1" x 7'10" max (4.3 x 2.4 max)

With a door leading from the second floor landing, double glazed skylight windows, storage cupboard and a central heating radiator.

Garage

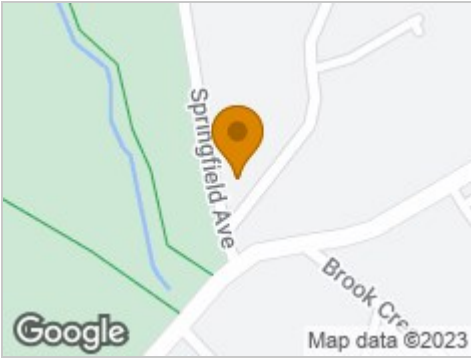
With an electric roller shutter door to rear, door from the kitchen breakfast room, double glazed window to front, power and light.

Garden

With double glazed french doors leading from the kitchen breakfast room and lounge to a patio, decorative chipping stones, lawn, raised borders housed by sleepers, outside tap, electric roller shutter door to garage, double gates to rear and gated side access leading to the front of the property.



Road Map



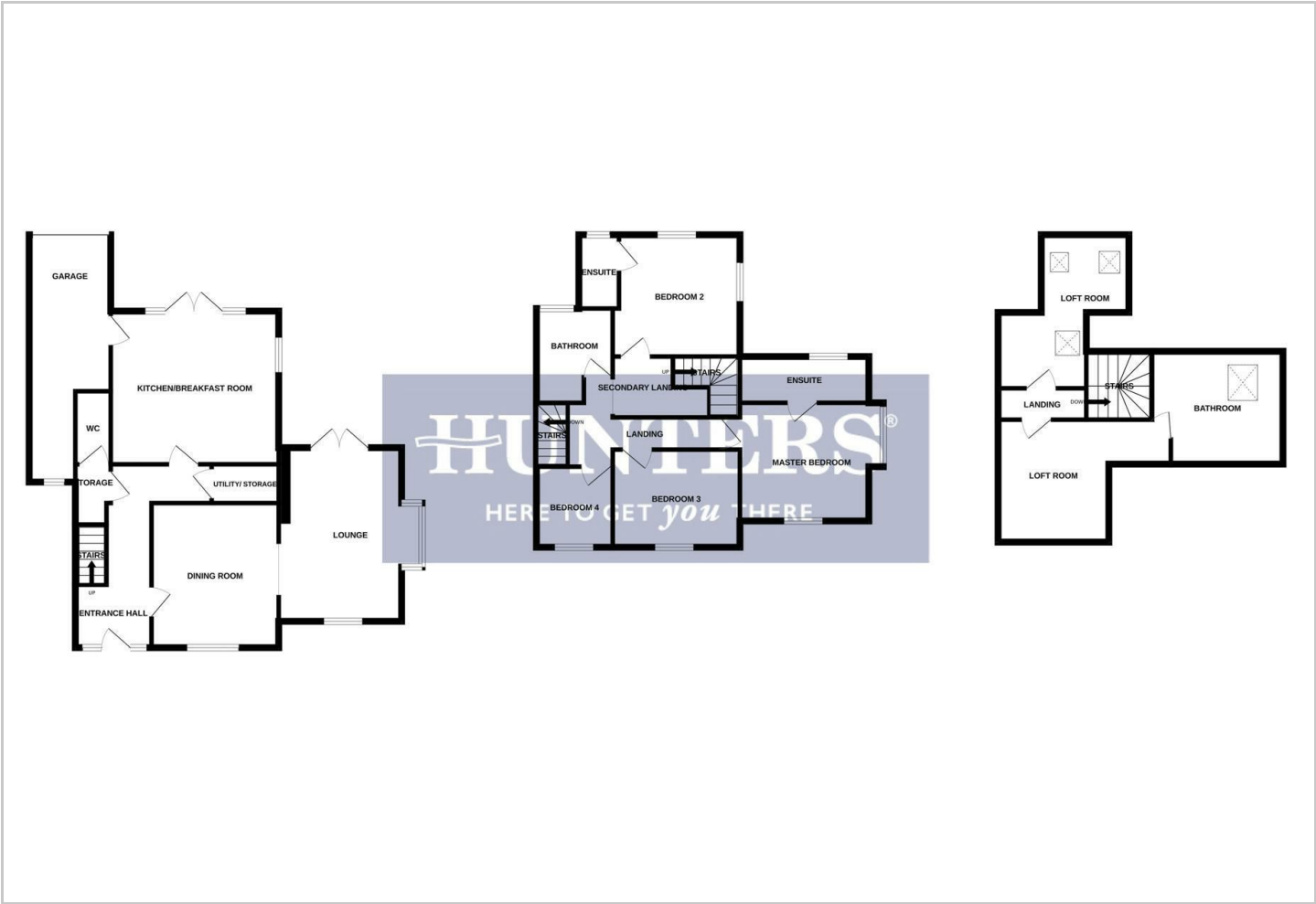
Hybrid Map



Terrain Map



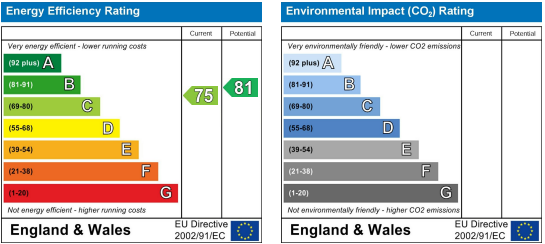
Floor Plan



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.