

# HUNTERS<sup>®</sup>

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St. Johns Road

Stourbridge, DY8 1FB



Council Tax: C



# 10 St. Johns House St. Johns Road

Stourbridge, DY8 1FB

£225,000



## The Front of The Property

There is a communal area with intercom access, communal parking comprising of allocated and visitor parking with surrounding decorative chipping stones.

## Entrance Hall

With a door leading from the communal area, doors to various rooms, recessed spotlights and a central heating radiator.

## Boiler Room

With a door leading from the entrance hall, plumbing for washing machine and storage cupboards.

## Kitchen/Dining/Living Room

17'0" x 17'8" (5.2m x 5.4m)

With a door leading from the entrance hall, a range of wall and base units, stainless steel sink drainer, tiled splashback, oven, electric hob with ventilation above, integrated fridge/freezer and dishwasher, recessed spotlights, double glazed windows to front and side and two central heating radiators.

## Bedroom Two

6'10" x 10'5" (2.1m x 3.2m)

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

## Bathroom

6'2" x 6'10" (1.9m x 2.1m)

With a door leading from the entrance hall, W/C, hand wash basin into vanity unit, tiled splashback, bath with shower attachment, a large fitted mirror, recessed spotlights, and a central heated towel rail.

## Bedroom One

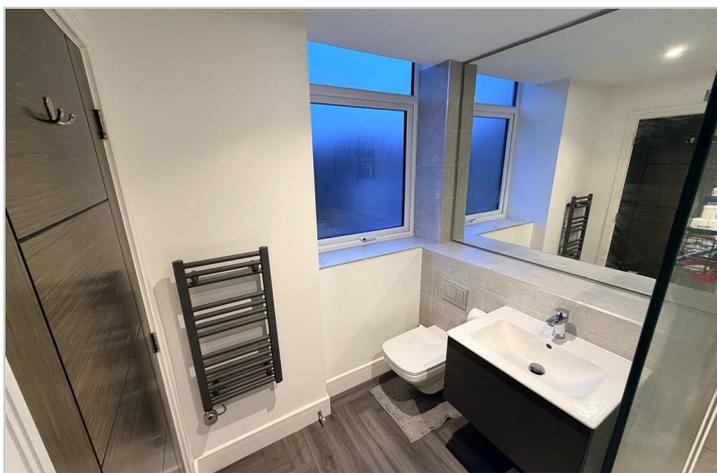
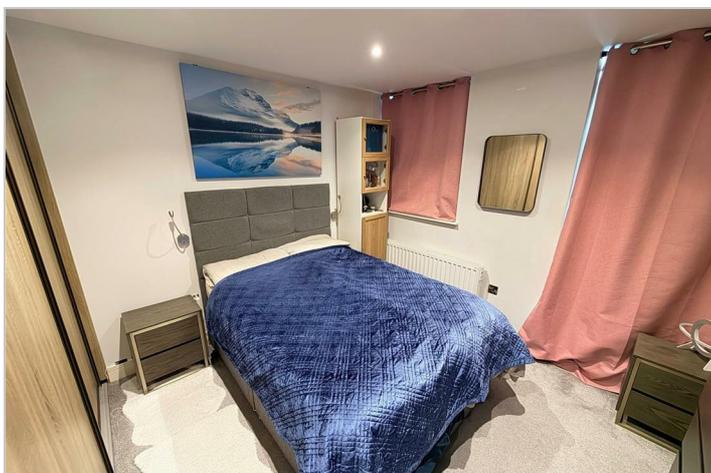
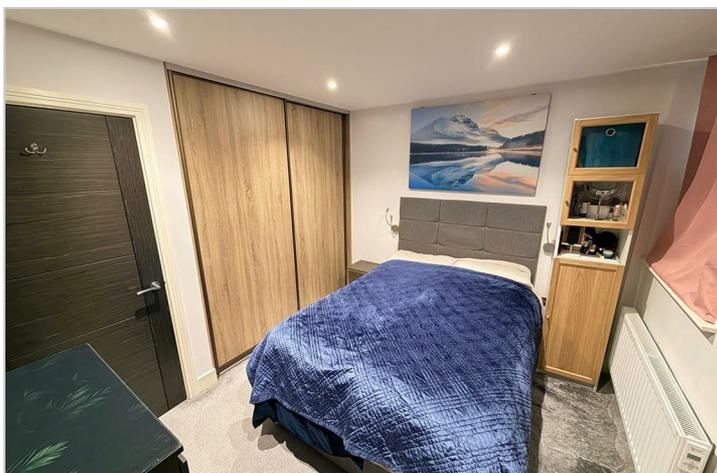
9'2" x 10'2" (2.8m x 3.1m)

With a door leading from the entrance hall, built in wardrobes, door to en suite, double glazed windows to rear and a central heating radiator.

## En Suite

6'10" x 8'2" (2.1m x 2.5m)

With a door leading from bedroom one, W/C, hand wash basin into vanity unit, tiled splashback, walk in shower with waterfall feature, shower screen, a large fitted mirror, double glazed window to rear and a central heated towel rail.



## Road Map



## Hybrid Map

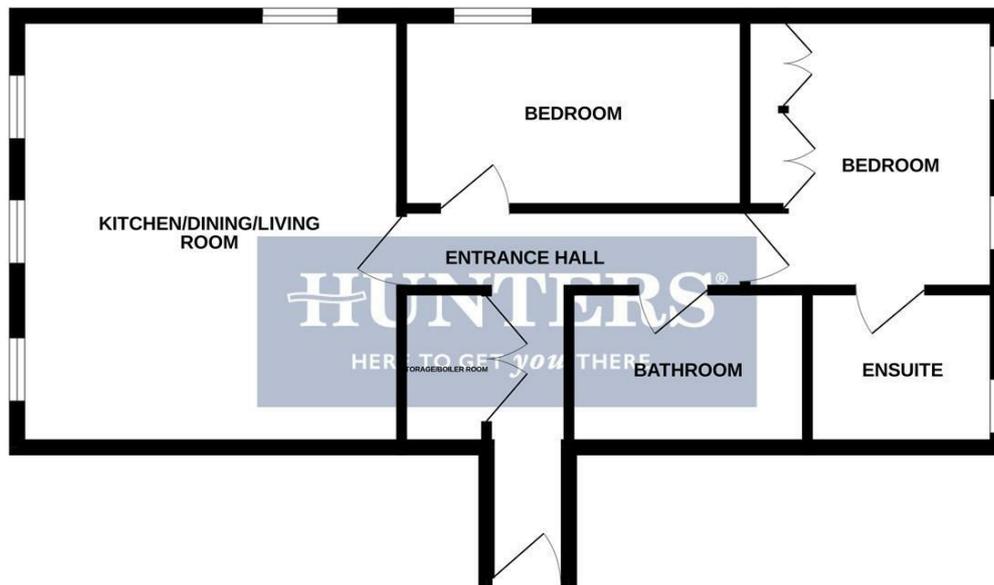


## Terrain Map



## Floor Plan

### 2ND FLOOR

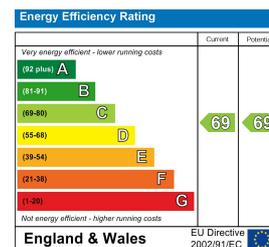


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.