

# HUNTERS<sup>®</sup>

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## Harrison Road

Stourbridge, DY8 5XU



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Offers Over £230,000



## Front of The Property

Beyond rendered low-level wall and wrought-iron gate leads to decorative slate, block paved pathway with double glazed composite door leading to lounge and outside light.

## Lounge

13'5" x 10'9" (4.1 x 3.3)

With double glazed composite door leading from the front of the property, comfortable space for seating, built-in cabinetry, door leading to lobby, double glazed window to front and a central heating radiator.

## Lobby

With doors leading from lounge and cellerate and open to dining room.

## Dining Room

13'5" x 10'9" (4.1 x 3.3)

Open from rear lobby, space for dining table and home working, stairs leading to first floor landing, door leading to kitchen, feature exposed brickwork, double glazed window to rear and a central heating radiator.

## Kitchen

13'9" x 6'10" (4.2 x 2.1 )

With a door leading from dining room, fitted with a range of matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer with tiled splashback, integrated oven with electric hob and stainless steel cooker hood over, space for fridge freezer, dishwasher, open to utility, tiled floor, exposed feature brickwork, recessed spotlights, skylight windows, double glazed window and door leading to garden and a central heating radiator.

## Utility

Open from kitchen, worktop, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and tiled floor.

## Landing

With stairs leading from dining room, doors to various rooms and a central heating radiator.

### Bedroom One

13'5" x 10'9" (4.1 x 3.3 )

With a door leading from landing, useful storage cupboard, recessed spotlights, double glazed windows to front and a central heating radiator.

### Bedroom Two

10'9" x 9'10" (3.3 x 3)

With a door leading from landing, wardrobes included within the sale, recessed spotlights, double glazed window to rear and a central heating radiator.

### Bathroom

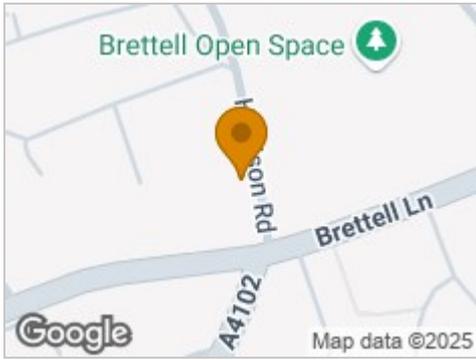
With a door leading from landing, P-shaped bath with shower attachment, fitted shower screen, WC, wash hand basin, recessed spotlights, part tiled walls, double glazed window to rear and a chrome central heating towel rail.

### Garden

With a double glazed door leading from kitchen to a patio seating area, access to outside store with potential to house WC, decorative chipping stone borders, well maintained lawn, being partly walled, further seating area, gated side access leading to shared entry and outside tap.



## Road Map



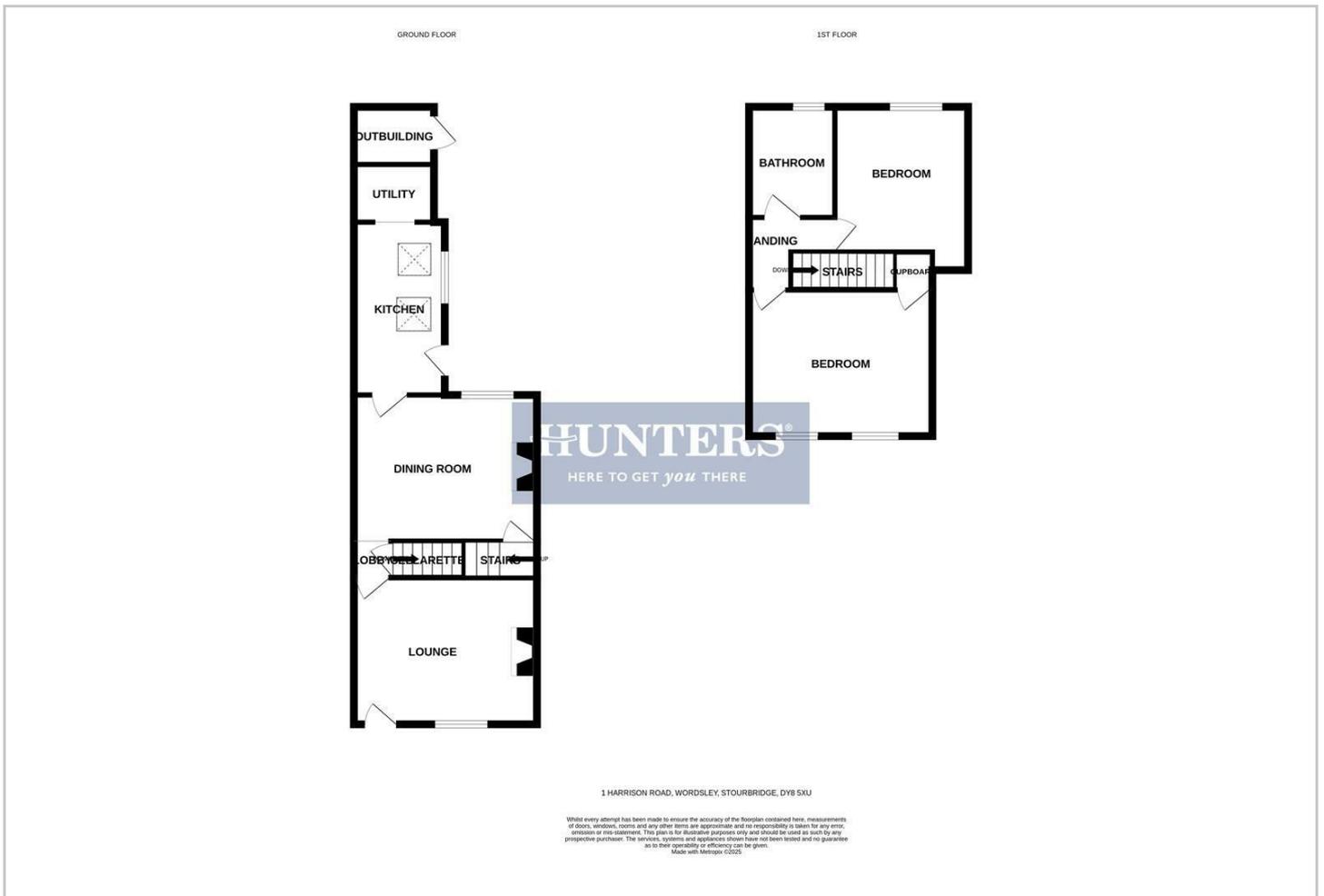
## Hybrid Map



## Terrain Map



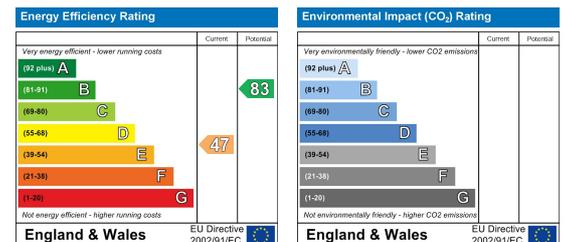
## Floor Plan



## 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.