

# HUNTERS®

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## Arundel Road

Stourbridge, DY8 5EQ

£280,000



# 26 Arundel Road

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## Front of the Property

With a tarmacadam driveway to front, double glazed door to front and up and over door to garage.

## Entrance Hall

With a double glazed door to front, double glazed window to side and front, stairs leading to the first floor landing and a central heating radiator.

## Lounge / Dining Room

23'3" max x 11'11" max (7.10 max x 3.65 max)

With a door leading from the entrance hall, media wall with electric fire, space for dining table, double glazed sliding door to garden, double glazed window to front, door leading to the kitchen, recessed spotlights and two central heating radiators.

## Kitchen

9'4" max x 15'11" (2.87 max x 4.87)

With a door leading from the lounge, storage cupboard, range of fitted wall and base units, worksurfaces over with matching upstands, integrated oven, induction hob above with stainless steel splash back and extractor fan, one and a half bowl stainless steel sink and drainer, opening to utility area with plumbing for washing machine, space for tall fridge freezer, door to garage, double glazed windows to rear, double glazed door to garden, recessed spotlights and two vertical central heating radiators.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, double glazed window to side, loft access and storage cupboard.

## Bedroom One

12'0" x 8'7" (3.66 x 2.62)

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

## Bedroom Two

11'0" x 9'3" (3.36 x 2.82)

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

## Bedroom Three

8'3" x 6'7" (2.52 x 2.02)

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

## Shower Room

5'9" x 5'9" (1.77 x 1.76)

With a door leading from the landing, tiled walls and floor, wash hand basin set into vanity unit, WC, walk in shower cubicle with waterfall shower over, heated towel rail, recessed spotlights, extractor fan and a double glazed window to side.

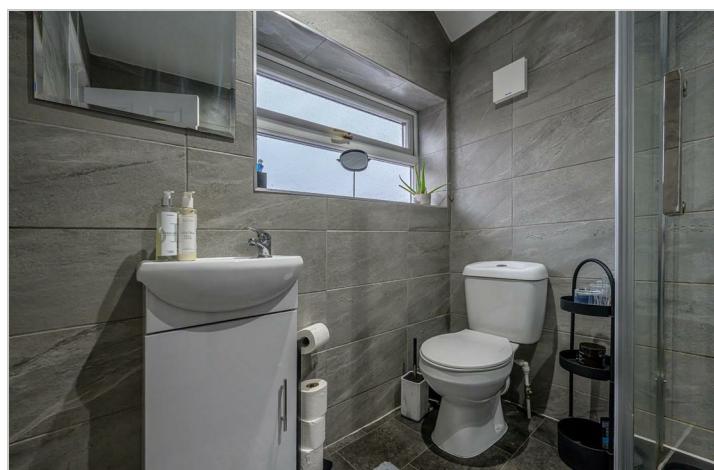
## Garage

18'11" x 7'7" (5.78 x 2.33)

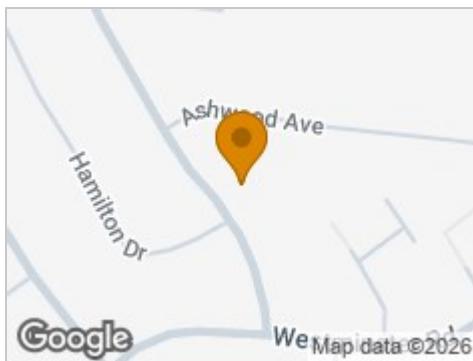
With an up and over door to front, power and light and door to kitchen.

## Garden

With doors leading from the dining area and the kitchen, patio area, steps leading to lawn beyond with raised shrub borders and outdoor tap.



## Road Map



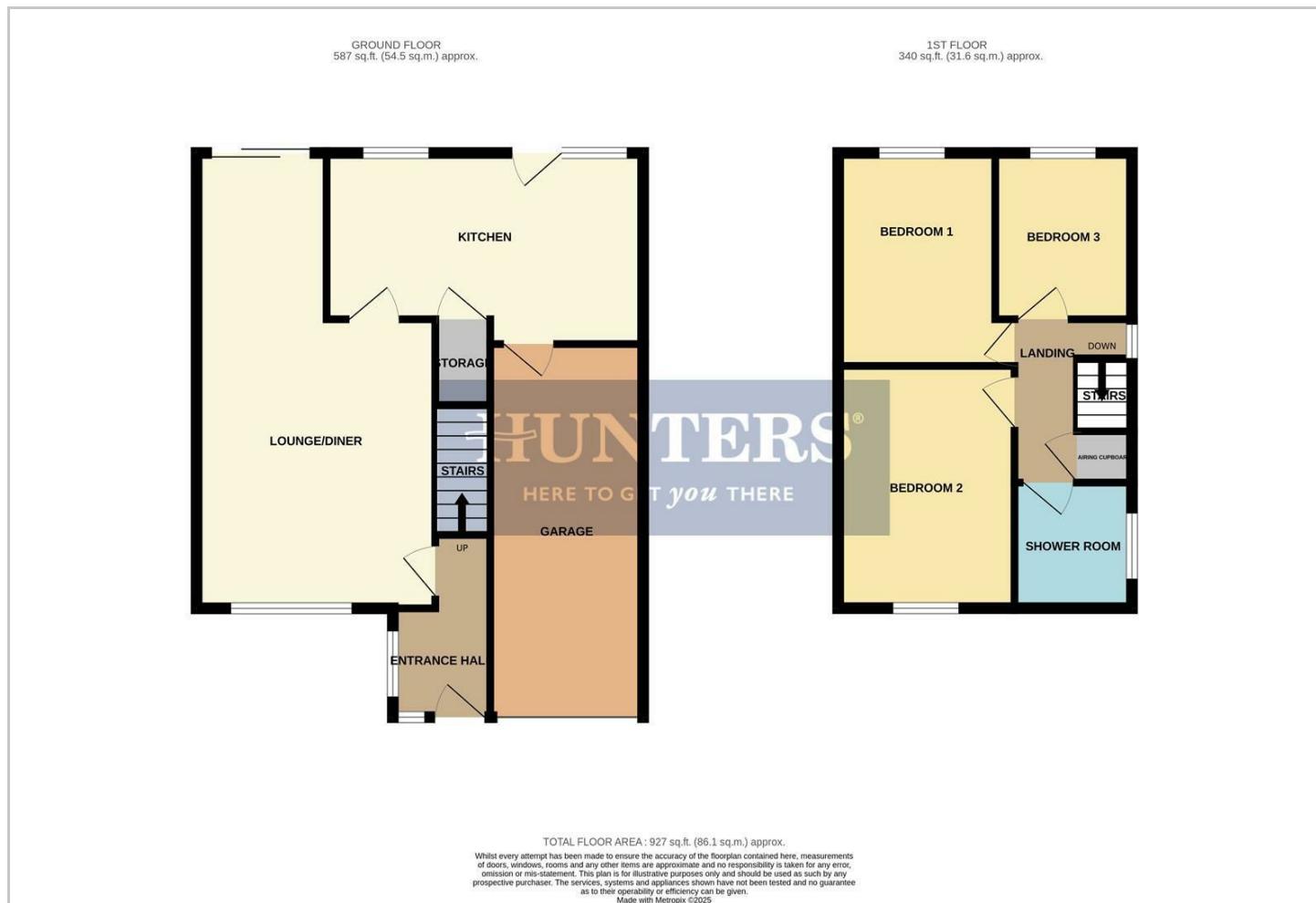
## Hybrid Map



## Terrain Map



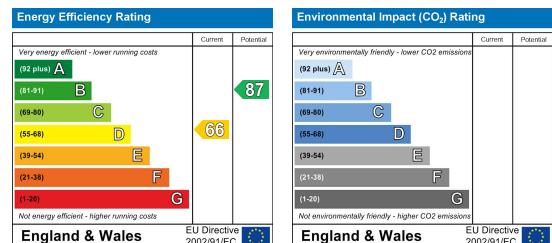
## Floor Plan



## 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.