

HUNTERS[®]

HERE TO GET *you* THERE



Farlands Road
Stourbridge, DY8 2DD



Council Tax: D



Farlands Road

Stourbridge, DY8 2DD

Offers In Excess Of £375,000



Front Of The Property

There is a dwarf wall with path to side entry and front door.

Dining Room

13'11" x 12'11" (4.25 x 3.95)

With a door leading to front, double glazed bay window to front with fitted shutter blinds, gas fire with decorative surround, door to inner hall and a central heating radiator.

Inner Hall

With a door from the dining room, stairs to the first floor landing and door to the lounge.

Cellar

With access from the lounge to a useful storage area.

Lounge

12'11" x 12'1" (3.94 x 3.69)

With a door leading from the inner hall, log burning stove, oak mantle and slate hearth, double doors to conservatory, oak floor and a central heating radiator.

Conservatory

14'5" x 11'1" (4.40 x 3.38)

With double doors from the lounge, double glazed doors to rear, glass roof, doors to side entry and kitchen, oak floor and a central heating radiator.

Kitchen

15'7" x 8'10" (4.76 x 2.71)

With a door leading from the sunroom, fitted with wall and base units, quartz work surfaces, matching splashback, one and a half inset stainless steel sink, integrated double oven and dishwasher, induction hob, stainless steel cooker hood, space for fridge freezer and tumble dryer, breakfast bar, cupboard housing Worcester Bosch boiler, tiled floor, recessed spotlights, double glazed door to rear, two double glazed windows to side and a central heating radiator.

Landing

With stairs leading from the inner hall, doors to rooms and stairs to the second floor.

Bedroom One

11'9" x 9'9" (3.6 x 2.99)

With a door leading from the landing, built in wardrobes, double glazed window to front with fitted shutter blinds and a central heating radiator.

Bedroom Two

11'10" x 6'6" (3.61 x 2)

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

Bedroom Three

8'8" x 7'8" (2.65 x 2.34)

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

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, part tiled walls, shaver point, window to rear and a central heating radiator.

Bedroom Four

16'4" x 16'0" (5 x 4.88)

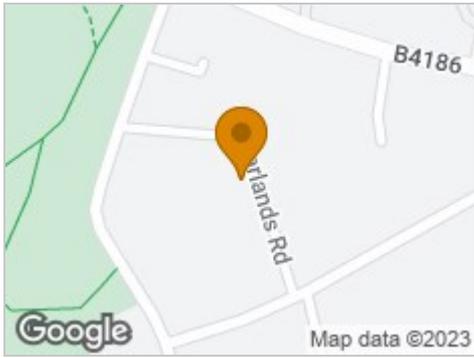
With a door and stairs leading from the first floor landing, skylight windows to front and rear and a central heating radiator.

Garden

With access from the kitchen and conservatory to a patio area, power points and outside tap, steps up to lawn, a seating area beyond with garden rockery, archway leading to further lawn and a garden shed.



Road Map



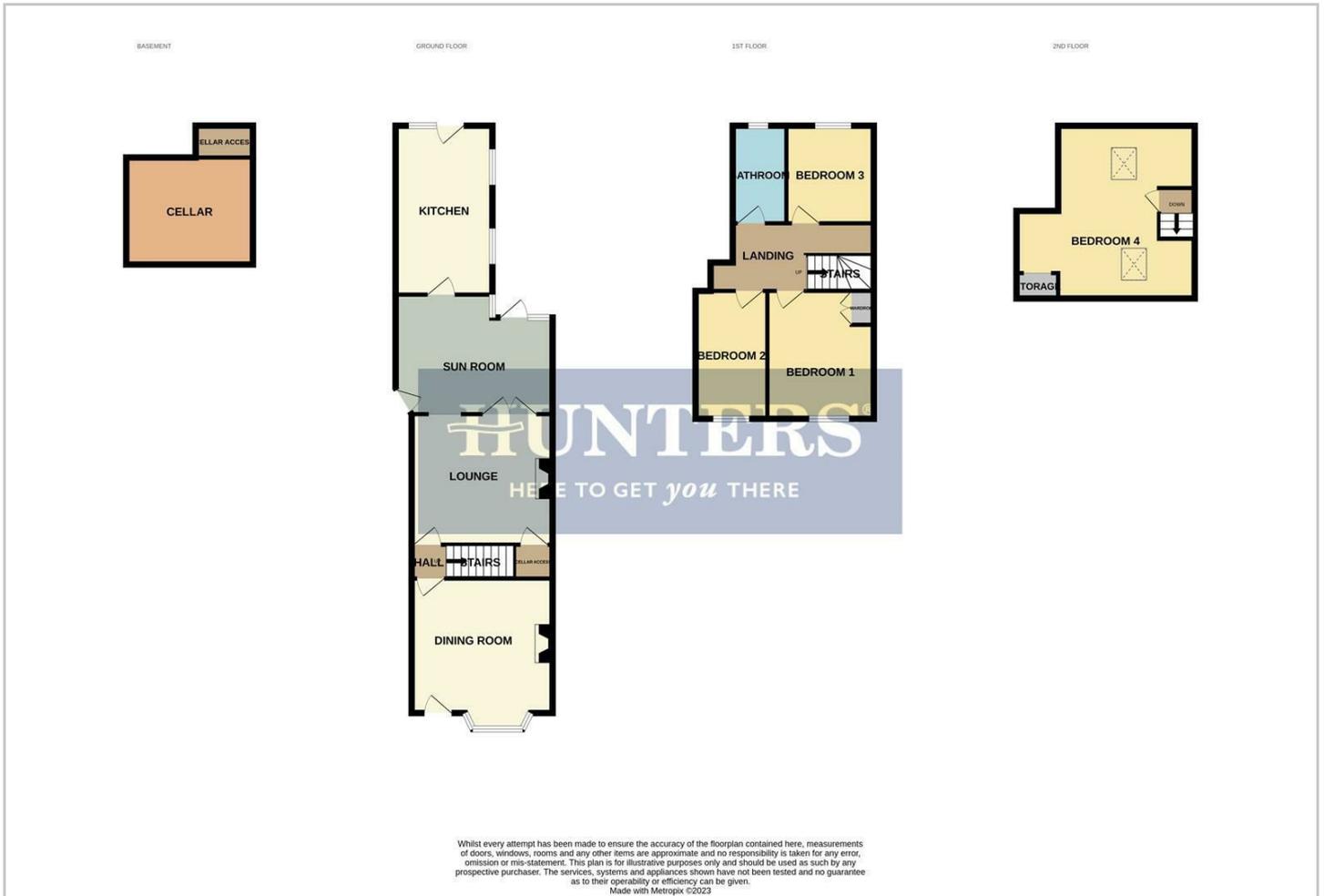
Hybrid Map



Terrain Map

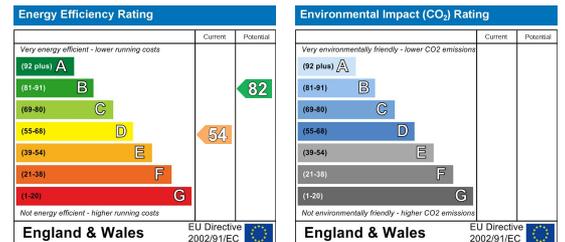


Floor Plan



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.