

HUNTERS®

HERE TO GET *you* THERE



Park Road West

Stourbridge, DY8 3NQ

Offers In The Region Of £350,000



Council Tax: C



40 Park Road West

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Front of The Property

To the front of the property there is a concrete and chipping stone driveway providing parking for ample cars and gated side access leading to rear garden.

Porch

With double glazed door leading from the front of the property, double glazed windows, space for coats and double glazed composite door leading to entrance hall.

Entrance Hall

With a double glazed composite door leading from the porch, stairs to first floor landing with open under stairs storage space, doors to various rooms, double glazed door and window to side and a central heating radiator.

Lounge

13'5" x 11'1" max (4.1 x 3.4 max)

With a door leading from the entrance hall, further pocket double doors leading from the living room, comfortable seating space, wall mounted electric fire, double glazed bay window to front with shutters and a central heating radiator.

Living Room

9'10" x 9'2" (3 x 2.8)

With a door leading from the entrance hall and double sliding pocket doors leading from the lounge, open to kitchen diner, space for seating, TV point and a central heating radiator.

Kitchen Diner

14'9" x 11'5" (4.5 x 3.5)

Open from the living room, fitted with a range of high gloss, soft closing matching wall and base units,

hardwood worksurfaces with tiled splashback, integrated cooker, gas hob, stainless steel cooker hood over, dishwasher, fridge freezer, centre island with hardwood worktop, four person breakfast bar with built-in storage and stainless steel sink and drainer, space for dining table, double glazed window to side, double glazed bi folding doors leading to garden, two skylight windows and a central heating radiator.

Utility/WC

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, base unit with worktop over, wall mounted central heating boiler, plumbing for washing machine, space for tumble dryer and tall standing fridge freezer, large storage cupboard, loft access and recessed spotlights.

Landing

With stairs leading from the entrance hall and further stairs leading to upper landing, doors to various rooms and double glazed window to side.

Bedroom Two

13'5" x 8'6" into wardrobe (4.1 x 2.6 into wardrobe)

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

Bedroom Three

11'1" x 10'2" (3.4 x 3.1)

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

Bedroom Four

6'2" x 6'2" (1.9 x 1.9)

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, bath with shower over and fitted shower screen, WC, wash hand basin set into vanity unit, part tiled walls, storage cupboard, double glazed window to rear and a chrome heated towel rail.

Upper Landing

With stairs leading from the landing, door to master bedroom and double glazed window to side.

Master Bedroom

13'1" into eaves x 9'10" (4 into eaves x 3)

With doors leading from the upper landing and en suite, built in wardrobes, recessed spotlights, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from the master bedroom, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Garden

With double glazed bi folding doors leading from the kitchen diner to decorative chipping stones and artificial lawn, dwarf wall with wrought iron railings and gate leading to well maintained lawn, mature shrub borders, blossom tree, decked seating area with pergola, Wisteria, garden shed and gated side access leading to the front of the property.



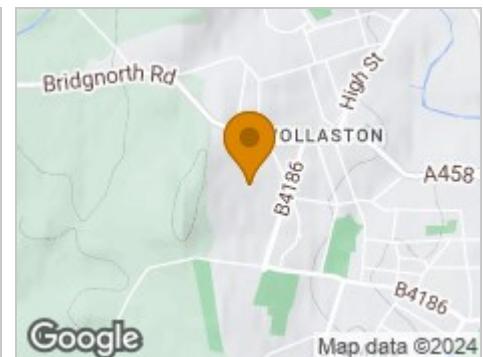
Road Map



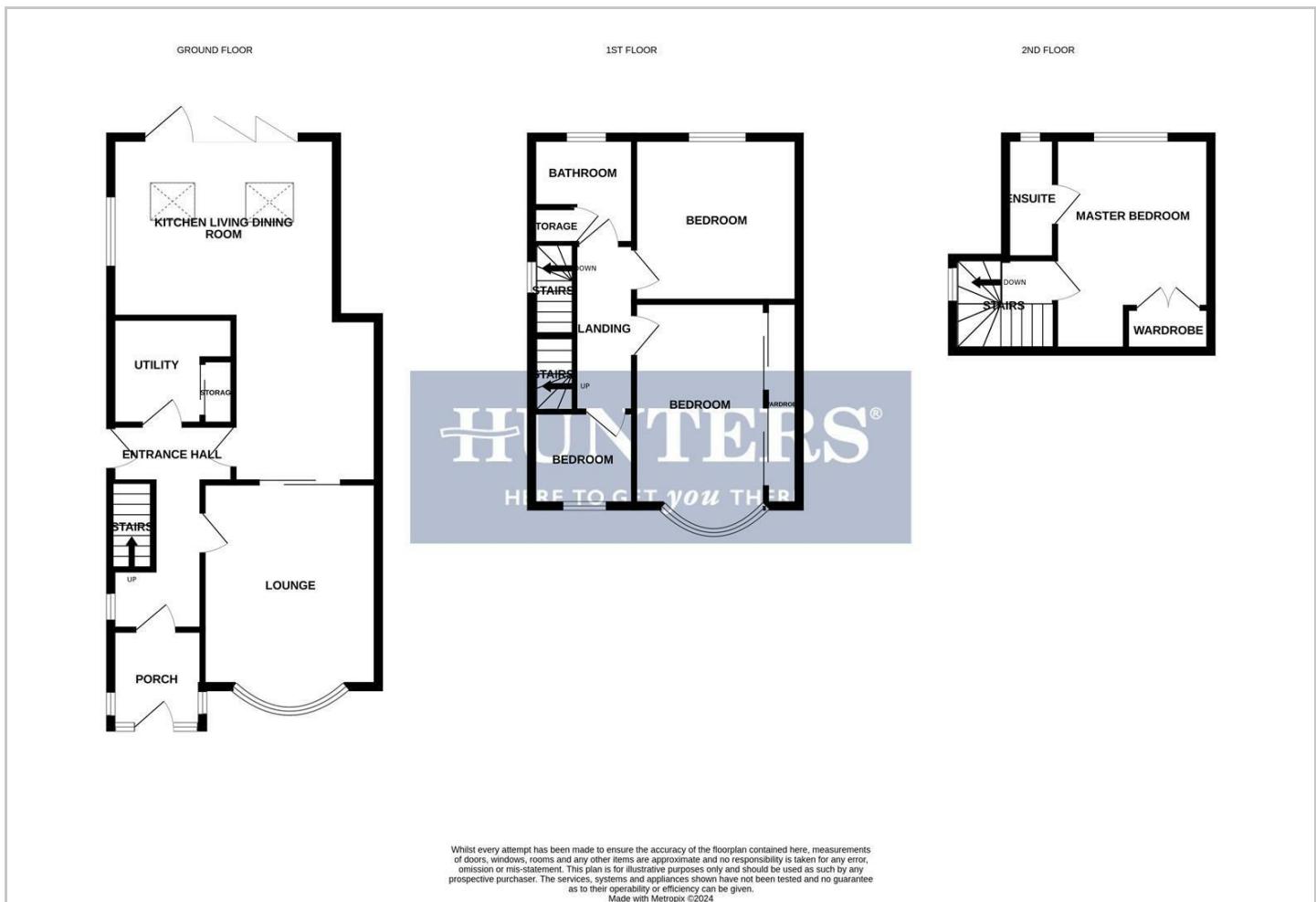
Hybrid Map



Terrain Map



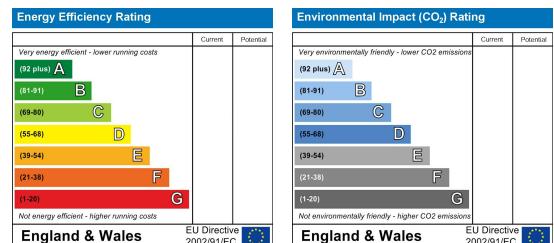
Floor Plan



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.