

# HUNTERS®

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Bath Road

Quarry Bank, DY5 1AY

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# Bath Road

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£169,950



## Front of the Property

To the front of the property there is a gravelled area with access to the front door, gate to the side with access to the side entry.

## Porch

With a double glazed door leading from the front of the property, double glazed windows to the side and a door to the hall.

## Hall

With a door leading from the porch, door to the lounge and stairs to the first floor.

## Lounge

13'1" x 12'1" (4 x 3.7)

With a door leading from the hall, gas fire with surround, door to the kitchen, double glazed window to the front and a central heating radiator.

## Kitchen

12'9" x 7'2" (3.9 x 2.2)

With a door leading from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, integrated electric oven and gas hob with extractor above, plumbing for a washing machine, space for further appliances, useful pantry with window to the side, doors to the side entry and ground floor WC, two double glazed windows to the rear and a central heating radiator.

## WC

With a WC and window to the rear.

## Side Entry

With doors to the front and rear of the property and a further door to the kitchen.

## Landing

With stairs leading from the hall, loft access and doors to various rooms.

## Bedroom One

12'9" x 10'5" (3.9 x 3.2)

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

### Bedroom Two

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

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

### Shower Room

With a door leading from the landing this shower room has a shower cubicle, WC, wash hand basin, double glazed window to the side and tiled walls.

### Garden

With access from the side entry this garden has a patio area with further areas beyond and potential to create a bigger garden than is shown in the photos. The plan attached in the photos shows the full length of the garden on offer.





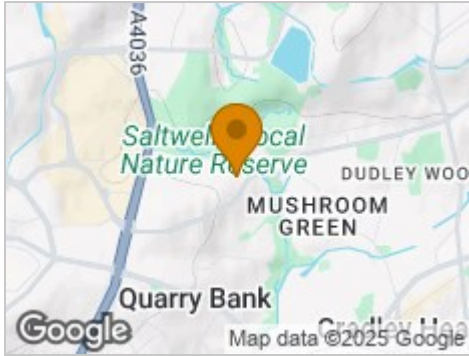
Road Map



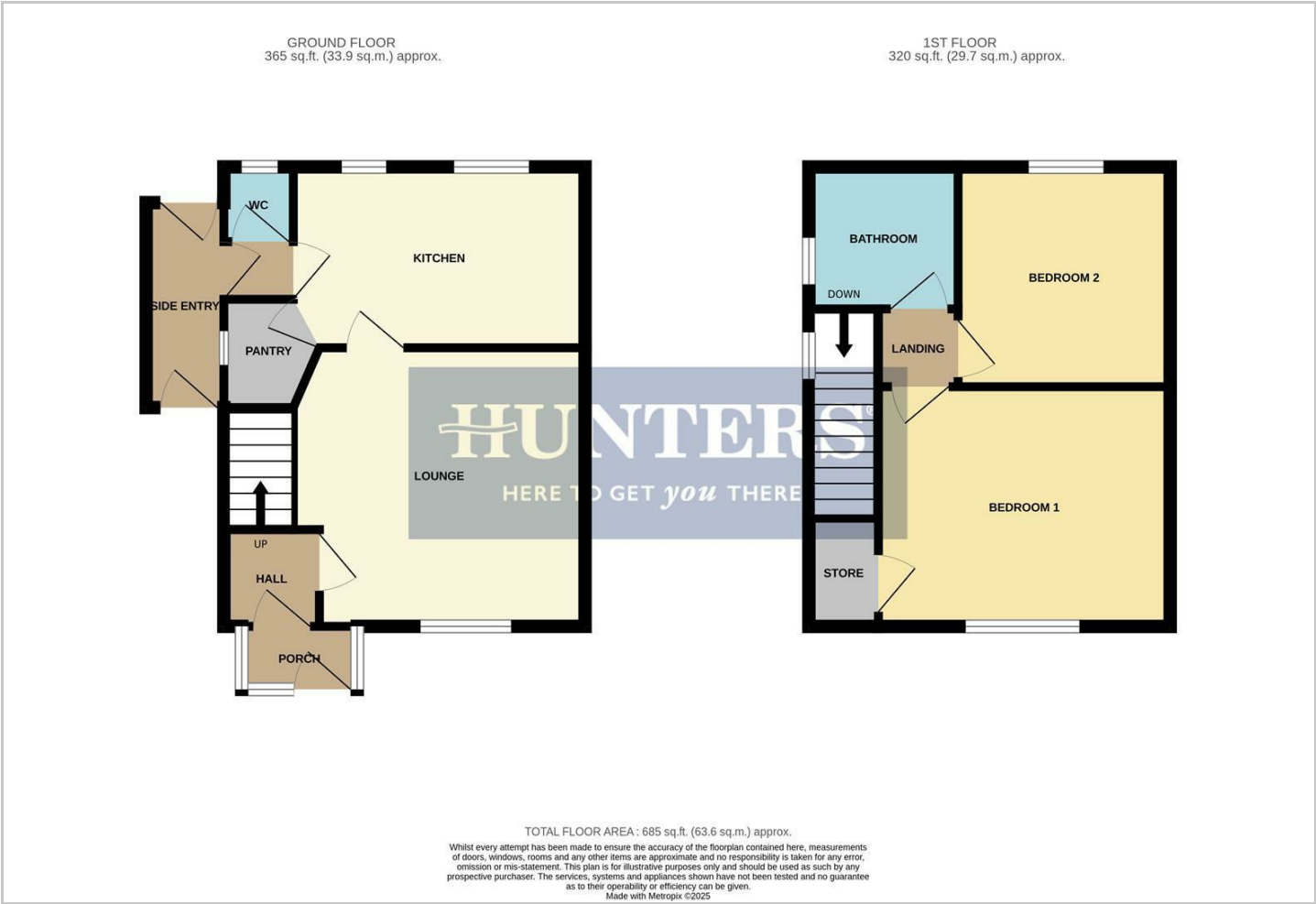
Hybrid Map



Terrain Map

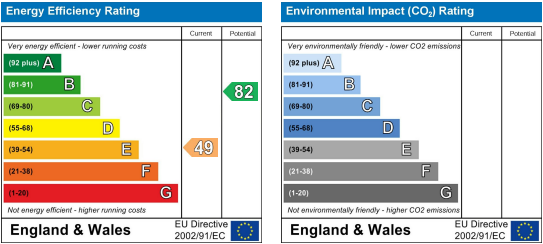


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.