

# HUNTERS®

HERE TO GET *you* THERE



**Wychbury Road**  
Stourbridge, DY9 9HP



# Wychbury Road

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Offers Over £200,000



## Front of The Property

To the front of the property behind a dwarf wall is a well maintained lawn, storm porch, driveway and gated side access.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, doors to various rooms and a central heating radiator.

## Welcoming Lounge

19'4" x 10'9" (5.9 x 3.3)

With a door leading from the entrance hall, feature fire place fitted with electric fire and marble hearth, dual aspect double glazed windows to front and rear, door to kitchen, space for dining table and two central heating radiators.

## Dining Room

7'2" x 6'2" (2.2 x 1.9)

With a door leading from the entrance hall, double glazed door and window to side, door to kitchen, storage cupboard and a central heating radiator.

## Kitchen

9'6" x 8'10" (2.9 x 2.7)

With a door leading from the dining room, matching wall and base units with worksurfaces over, sink and drainer, part tiled walls, space for cooker, plumbing for washing machine, space for other appliances, breakfast bar, storage cupboard, door to lounge, double glazed window to rear and a central heating radiator.

## Landing

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

## Bedroom One

11'1" x 9'6" (3.4 x 2.9)

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

## Bedroom Two

10'5" x 7'2" (3.2 x 2.2)

With a door leading from the landing, fitted wardrobes and drawers, built in wardrobes, double glazed window to rear and a central heating radiator.

## Bedroom Three

11'1" x 6'6" (3.4 x 2.0)

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, shower screen, wash hand basin set into vanity unit, tiled floor and walls, recessed spot lights, double glazed window to rear and a chrome heated towel rail.

## WC

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

## Garden

With gated side access and a double glazed door leading from the dining room, decorative slate border and door to garage.

## Garage

17'4" x 18'0" (5.3 x 5.5)

With a door leading from the garden, up and over door, light and power.



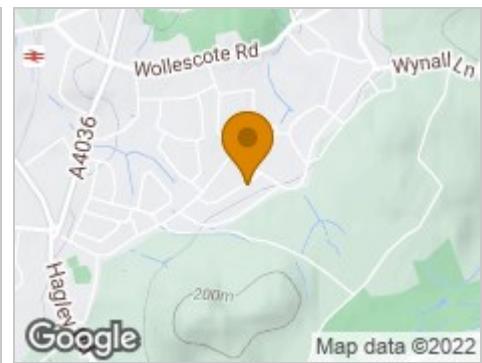
## Road Map



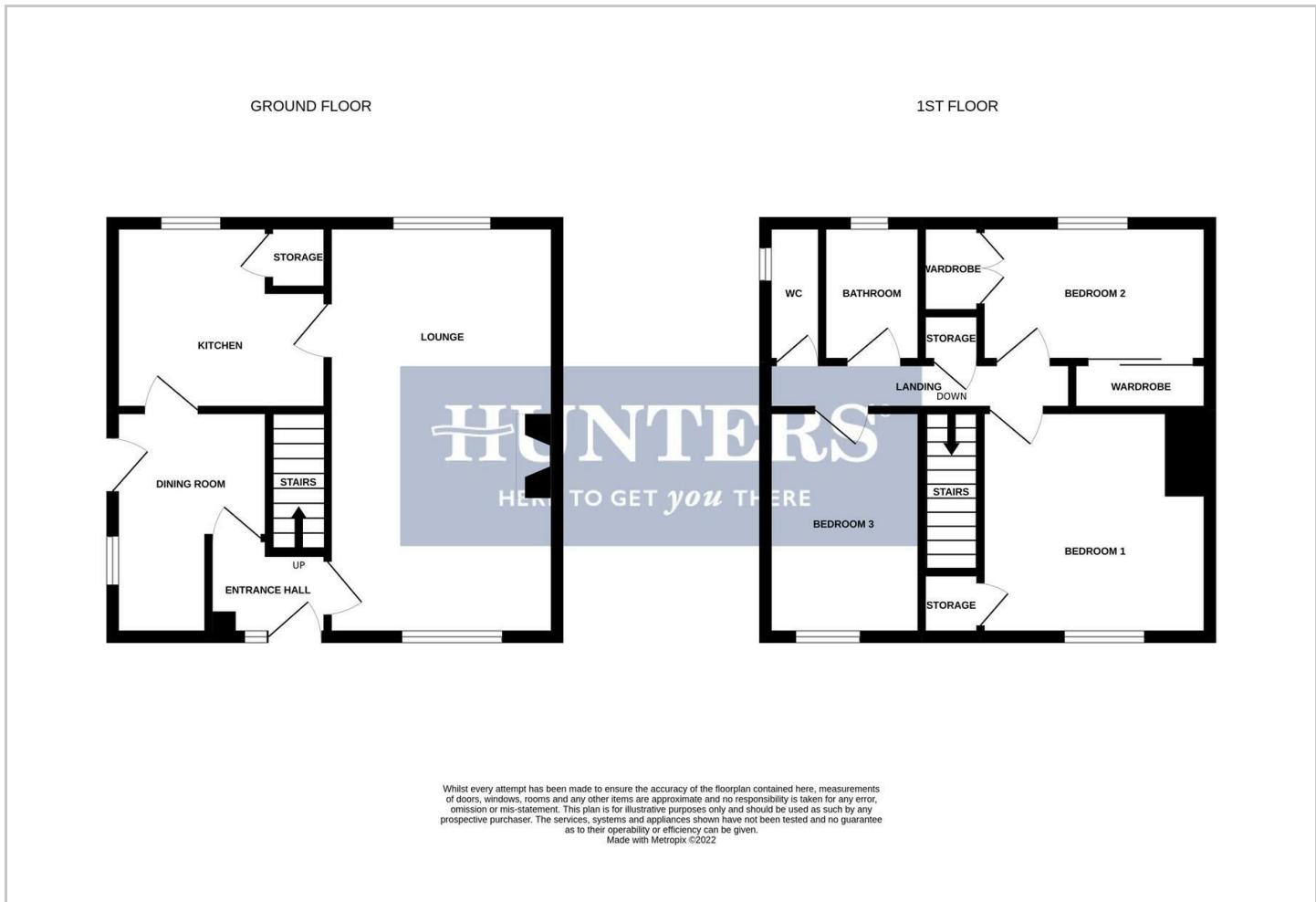
## Hybrid Map



## Terrain Map



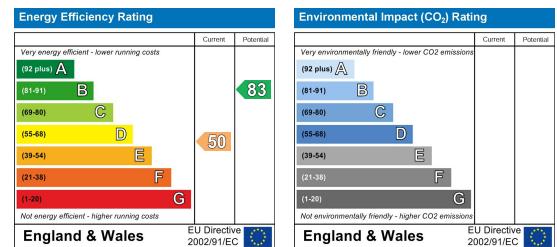
## Floor Plan



## 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.