

# HUNTERS®

HERE TO GET *you* THERE



**Oak Park Road**  
Stourbridge, DY8 5YG



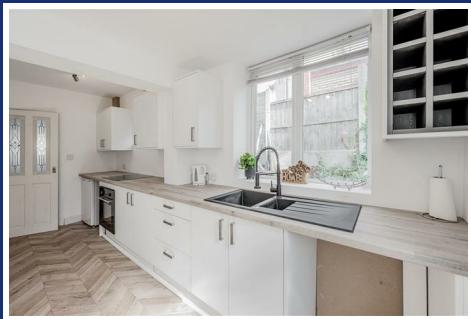
Council Tax: C



# Oak Park Road

Stourbridge, DY8 5YG

£250,000



## Front Of The Property

With a paved driveway, chipping stones, double glazed doors to porch and a double glazed door to the utility room.

## Porch

With double glazed doors to front, tiled floor and door to entrance hall.

## Entrance Hall

With doors to rooms, stairs to the first floor landing, doors to rooms and a central heating radiator.

## Lounge

11'1" (into bay) x 11'5" (3.4 (into bay) x 3.5)

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

## Sitting Room

11'5" x 11'5" (3.5 x 3.5)

With a door leading from the entrance hall and opening to the kitchen diner, laminate floor and a log burner with tiled hearth.

## Kitchen Dining Room

15'8" max x 17'4" (4.8 max x 5.3)

With a door leading from the entrance hall and opening to the sitting room this newly fitted kitchen has a range of wall and base units, one and a half sink and drainer, electric hob and oven, space for fridge freezer, two double glazed windows to side and one to rear, laminate floor, double glazed door leading to the rear garden and a central heating radiator.

## Utility Room

With double glazed doors to front and rear, plumbing for washing machine, space for tumble dryer, tiled floor and doors to the shower room and entrance hall.

## Shower Room

With a door leading from the utility room, shower cubicle, WC, wash hand basin, tiled floor and boiler.

## Landing

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

## Bedroom One

13'9" into bay x 10'5" (4.2 into bay x 3.2)

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

## Bedroom Two

11'5" x 11'5" (3.5 x 3.5)

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

## Bedroom Three

7'10" x 6'2" (2.4 x 1.9)

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

## Bathroom

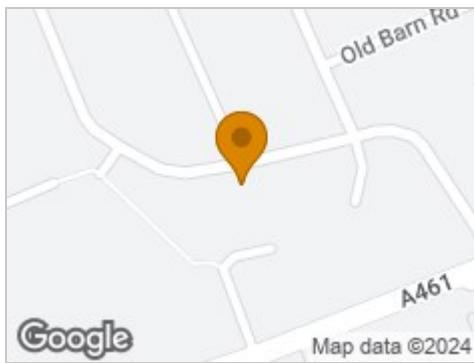
With a door leading from the landing, double glazed window to rear, WC, wash hand basin, bath with shower over, tiled walls, storage cupboard and a heated towel rail.

## Garden

With access from the utility room and kitchen, there are steps leading to a private lawn which is bordered with shrubs.



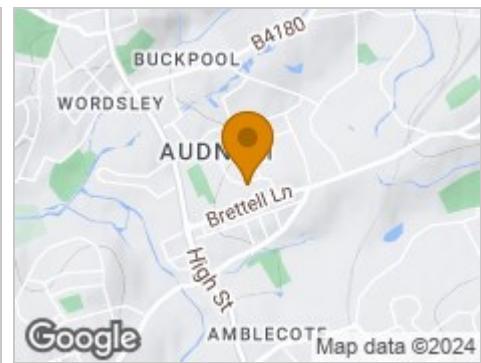
## Road Map



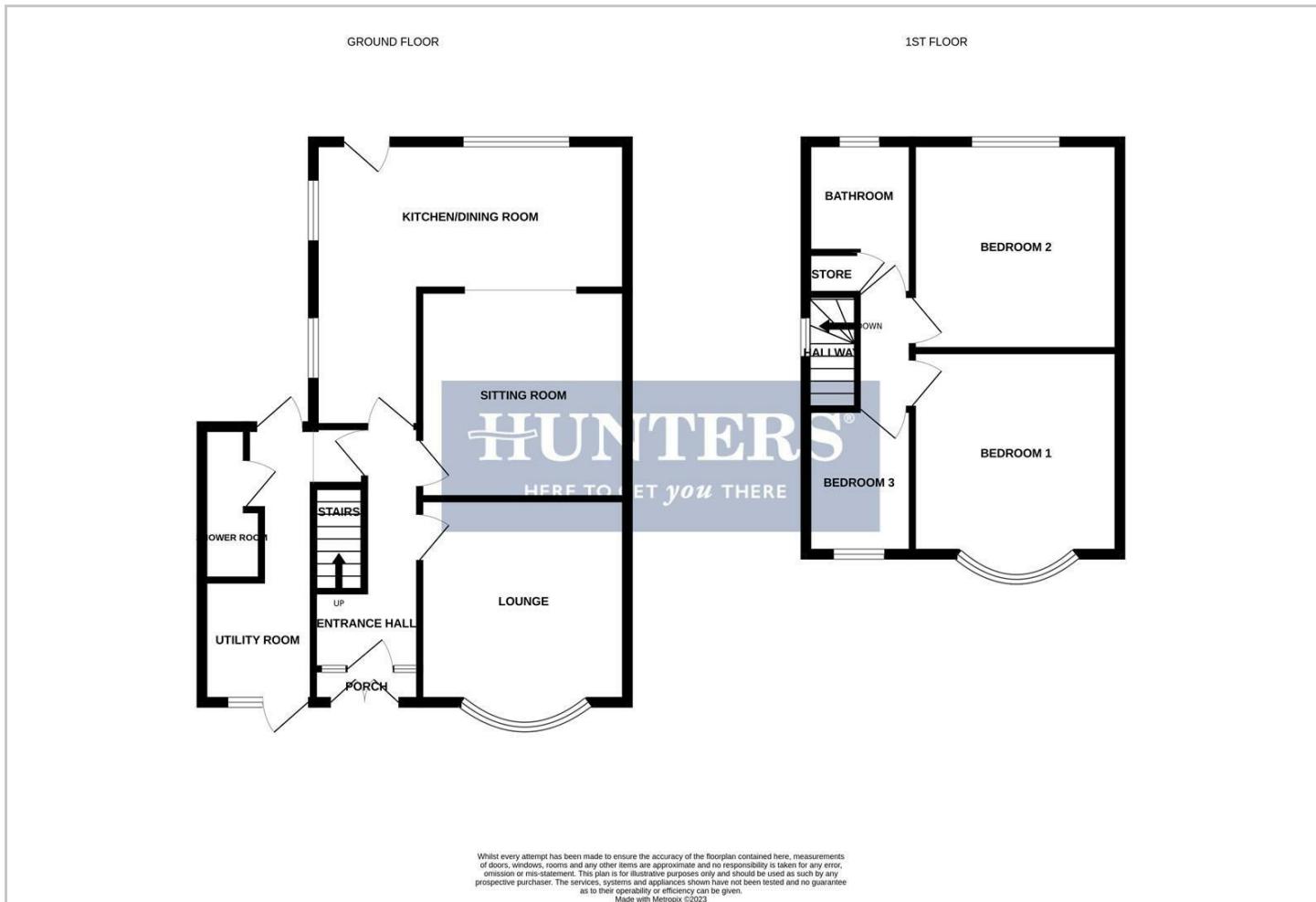
## Hybrid Map



## Terrain Map

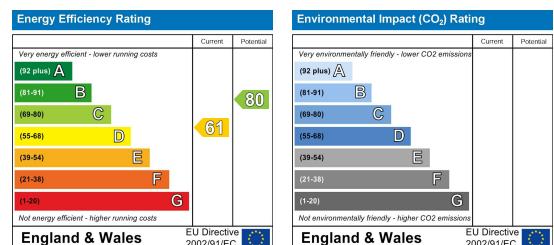


## Floor Plan



## 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.