

# HUNTERS®

HERE TO GET *you* THERE



## Shenstone Avenue

Norton, Stourbridge, DY8 3DZ





# Shenstone Avenue

Norton, Stourbridge, DY8 3DZ

Offers In The Region Of £339,950



## Front Of The Property

To the front of the property there is a neatly arranged fore garden having shrubs, decorative slate, lawn, steps and path leading double glazed doors leading to porch, outdoor lighting and gated side access leading to rear garden.

## Porch

With a double glazed doors leading from the front of the property, double glazed door to entrance hall, double glazed windows, recessed spotlights and tiled floor.

## Entrance Hall

With a double glazed door leading from the porch, stairs to first floor landing, storage cupboard, doors to various rooms, recessed spotlights, wooden floor, double glazed window to front and a central heating radiator.

## Lounge

19'3 x 12'9 (5.87m x 3.89m)

With doors leading from the entrance hall and kitchen, comfortable space for seating, feature fireplace with decorative beam housing multi fuel burner, recessed spotlights, wooden floor, double glazed french doors leading to conservatory and a central heating radiator.

## Conservatory

13'3" x 11'3" max (4.06m x 3.43m max)

With double glazed french doors leading from lounge, tiled floor, double glazed doors and windows to rear and a central heating radiator.

## Kitchen

19'9 x 7'4 (6.02m x 2.24m)

With doors leading from entrance hall, fitted with a range of matching wall and base units, work surfaces over and upstands, one and a half stainless steel sink and drainer, space for range master-style cooker, stainless steel cooker hood over, plumbing for washing machine, space for tumble dryer, dishwasher and fridge freezer, storage cupboard housing central heating boiler, door to WC, tiled floor, recessed spotlights, double glazed french doors leading to rear and a central heating radiator.

## WC

With a door leading from the kitchen, WC, extractor fan and tiled floor.

## Landing

With stairs leading from entrance hall, doors to various rooms, stairs to upper bedroom, laminate floor and recessed spotlight.

### Bedroom One

12'1 x 11'9 (3.68m x 3.58m)

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

### Bedroom Two

12'10 x 10'2 (3.91m x 3.10m)

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

### Bedroom Four

8'9 x 5'9 (2.67m x 1.75m)

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

### Bathroom

With a door leading from the landing, bath with separate shower attachment, double walk in shower, WC, wash hand basin set into vanity unit, tiled floor and walls, vanity shelf, extractor fan, recessed spotlights and a chrome heated towel rail.

### Bedroom Three

14'8 x 12'2 max (4.47m x 3.71m max)

With stairs and door from the upper landing, walk-in wardrobe, double glazed skylight window, laminate floor and a central heating radiator.

### Garden

With double glazed doors leading from kitchen and conservatory to a patio seating area, steps up to well maintained lawn, large shed, garden pond and gated side access leading to the front of the property.



Road Map



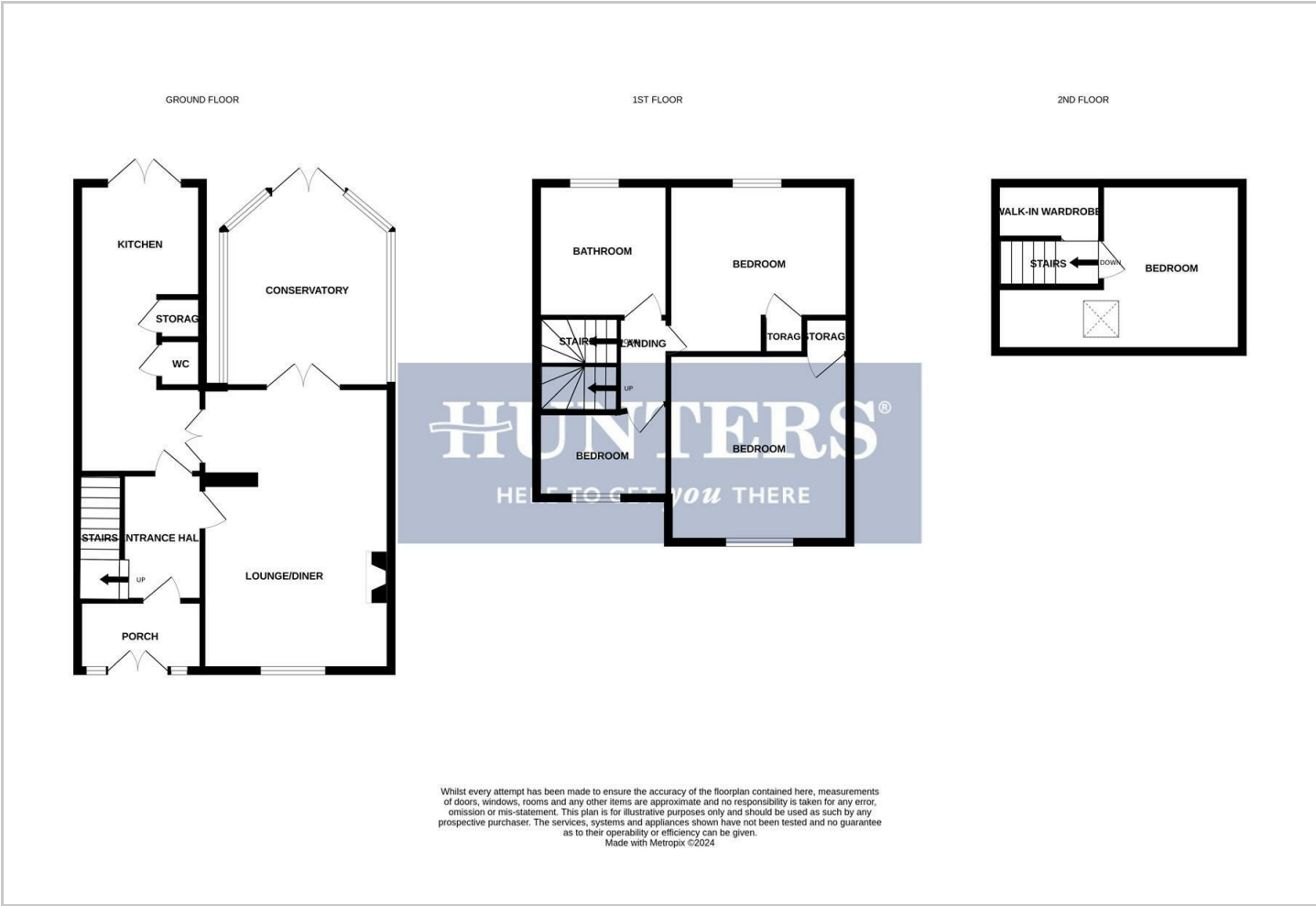
Hybrid Map



Terrain Map



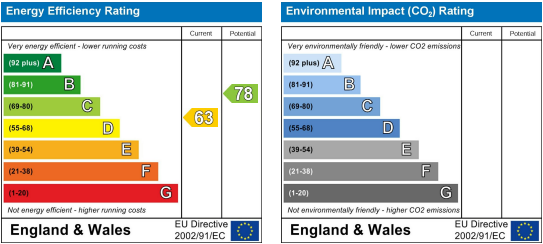
Floor Plan



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.