

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Birmingham Street**

Stourbridge, DY8 1JH

£240,000



Council Tax: C



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## Front of the Property

To the front of the property is a decorative dwarf wall with lawn beyond, shrubbed borders, a path leading to the front door, a shared driveway and a path to the side leading to the garage at the rear.

## Porch

With a double glazed door from the front and a door leading to the entrance hall.

## Entrance Hall

With a door from the porch, stairs leading to the first floor landing, a gas wall mounted heater, an understairs storage cupboard and doors to various rooms.

## Lounge

14'2" x 12'11" (4.33 x 3.96)

With a door from the entrance hall, an electric fire with a decorative surround and a double glazed bay window to the front.

## Dining Room

10'11" x 10'11" (3.35 x 3.33)

With a door from the entrance hall, a double glazed window to the rear and a gas fire place with a decorative surround.

## Kitchen

7'10" x 7'10" (2.40 x 2.40)

With a door from the entrance hall, a fitted kitchen with a range of wall and base units and work surfaces over, tiled splash back, one and a half bowl stainless steel sink and drainer, space for a freestanding cooker, space for a tall fridge/freezer, plumbing for a washing machine, a double glazed window to the rear and a double glazed door leading to the rear garden.

## Landing

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

### Bedroom One

12'0" x 11'2" (3.68 x 3.41)

With a door from the first floor landing and a double glazed window to the front.

### Bedroom Two

10'11" x 11'2" (3.33 x 3.42)

With a door from the first floor landing and a double glazed window to the rear.

### Bedroom Three

8'3" x 7'10" (2.52 x 2.40)

With a door from the first floor landing, built in storage cupboard and a double glazed window to the front.

### Bathroom

With a door from the first floor landing, a bathtub with a shower attachment, a WC, wash hand basin set into vanity unit, an airing cupboard housing a hot water tank and a double glazed window to the rear.

### Rear Garden

With a double glazed door from the kitchen leading to a patio seating area, with steps leading to two artificial lawns, a path leading to the rear, outdoor lighting, a side gate leading to the shared driveway and garage.

### Detached Garage

14'1" x 6'6" (4.30 x 2.00)

With a garage door to the front.



## Road Map



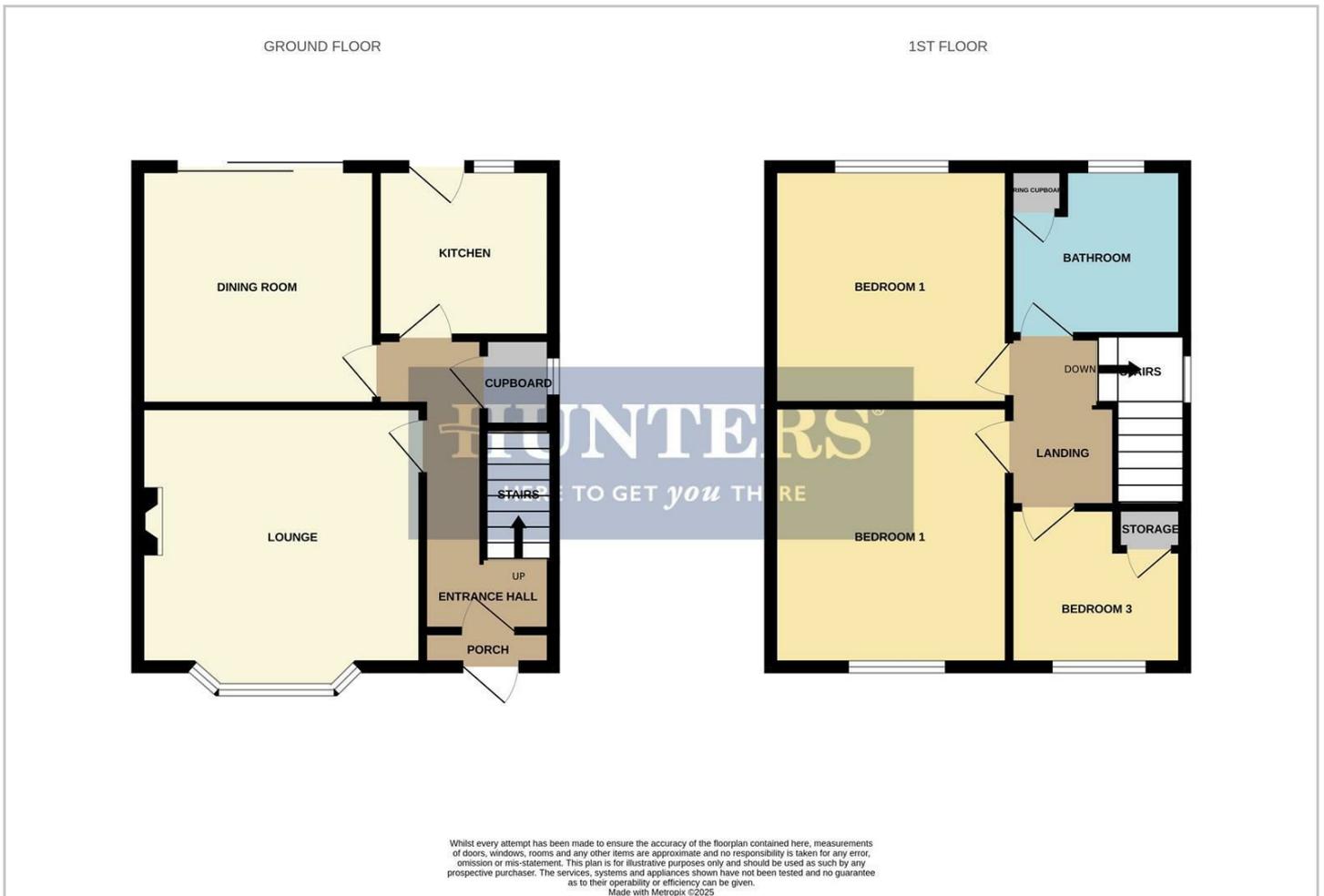
## Hybrid Map



## Terrain Map

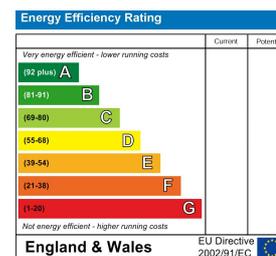


## Floor Plan



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.