

# HUNTERS®

HERE TO GET *you* THERE



## Clifton Street Stourbridge, DY8 3XT

Offers Around £475,000



Council Tax: B



# Clifton Street

## Stourbridge, DY8 3XT

Offers Around £475,000



### Entrance Hall

With a door to front, tiled floor, doors to rooms and a central heating radiator.

### Lounge

13'11" x 13'10" (4.26 x 4.23)

With a door from the entrance hall, double glazed sash windows to front and side, oak floor and two vertical central heating radiators.

### Dining Room

14'1" x 13'10" (4.31 x 4.23)

With a door from the entrance hall, double glazed bay window to front, log burning stove, decorative surround and a central heating radiator.

### Kitchen Diner

19'6" x 14'2" (5.96 x 4.33)

With a door from the entrance hall, fitted with modern wall and base units, quartz work surfaces, matching splashback, space for range cooker, integrated washing machine, tumble dryer, fridge, freezer and dishwasher, double glazed window to side, space for dining table, exposed brick chimney breast, tiled floor, double glazed bi-fold doors to rear and underfloor heating.

### Cloakroom

With a door from the entrance hall, WC, wash hand basin, tiled floor and walls, space for coats/shoes, recessed spotlights and a central heating radiator.

### Landing

With stairs from the entrance hall, loft access with ladder and a central heating radiator.

### Bedroom One

18'5" x 12'7" (5.63 x 3.84)

With a door from the landing, double glazed sash windows to front and side, double glazed bay window to front and two central heating radiators.

### Bedroom Two

8'2" x 11'0" (2.51 x 3.36)

With a door from the landing, double glazed sash window to front, oak floor and recessed spotlights.

### Bedroom Three

9'10" x 11'10" (3.01 x 3.63)

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

### Bathroom

With a door from the landing, freestanding bath, separate shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, extractor fan, double glazed window to rear and a chrome heated towel rail.

### Cellar

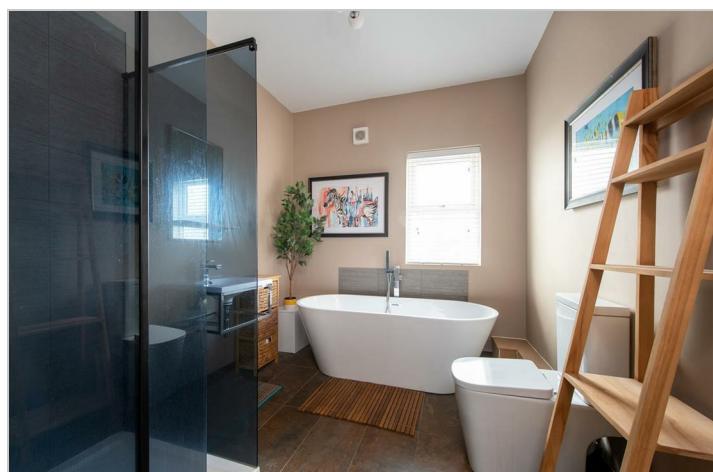
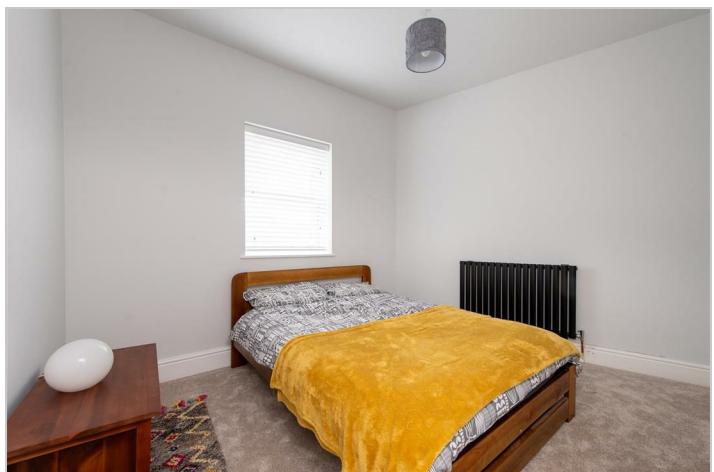
With stairs from the entrance hall to two useful storage areas and an electrical consumer unit.

### Parking

With off road hardstanding to the rear of the garden for two cars.

### Garden

With access from the kitchen to a patio, steps down to a block paved driveway, lawn beyond and double gates to Lawn Street.



## Road Map



## Hybrid Map



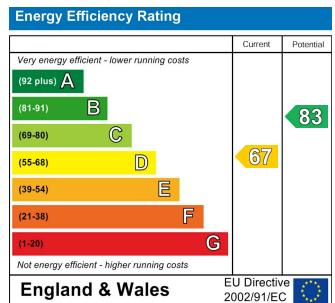
## Terrain Map



## 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.