

# HUNTERS®

HERE TO GET *you* THERE



**South Road**  
Stourbridge, DY8 3YB

£270,000



Council Tax: C





### Front of the Property

To the front of the property is a decorative dwarf wall with railings and a path leading to the front door.

### Entrance Hall

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

### Lounge

14'2" x 12'11" (4.32 x 3.94)

With a door from the entrance hall, a double glazed window to the front, double glazed french doors to the rear, gas fireplace with decorative surround, wall lights and a central heating radiator.

### Sitting Room

14'4" x 12'11" (4.39 x 3.96)

With a door from the entrance hall, a double glazed bay window to the front, a double glazed window to the rear, gas fire place with decorative surround, a door leading to the kitchen and a central heating radiator.

### Kitchen

9'2" x 6'11" (2.81 x 2.12)

With a door from the sitting room, a fitted kitchen with a range of wall and base units, work surface over with tiled splash back, one and a half bowl stainless steel sink and drainer, integrated electric over, gas hob with stainless steel cooker hood above, integrated fridge, integrated dishwasher, double glazed window to the side, tiled flooring, door leading to the bathroom, door leading to the rear garden and a vertical style radiator.

### Bathroom

7'11" x 7'2" (2.43 x 2.19)

With a door from the kitchen, a bath tub with shower over, a WC, wash hand basin set into vanity, fully tiled walls, a double glazed window to rear and a central heating radiator.

### Landing

With stairs from the entrance hall and doors to various rooms.

## Bedroom One

11'11" x 16'10" (3.65 x 5.15)

With a door from the first floor landing, a double glazed window to the front and rear, door to a walk in storage cupboard with a double glazed window to the front and two central heating radiators.

## Bedroom Two

11'11" x 11'8" (3.64 x 3.57)

With a door from the first floor landing, a double glazed window to the window to the front, a built in wardrobe, door leading to the bathroom and a central heating radiator.

## Upstairs Bathroom

9'2" x 6'10" (2.80 x 2.10)

With a door from bedroom two, a bath tub, a WC, wash hand basin, part tiled walls, tiled flooring, double glazed window to the rear and a central heating radiator.

## Garden

With a door from the kitchen leading to a block paved patio with lawn area beyond, shrubbed borders, garden shed, gated side access and a timber summer house.

## Cellar

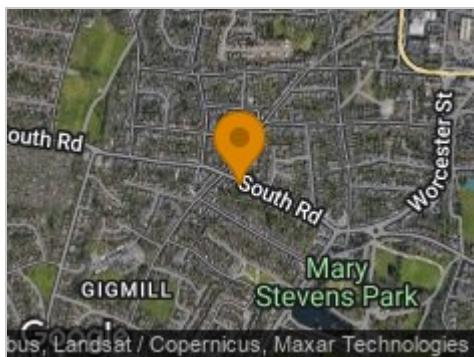
11'9" x 12'9" (3.60 x 3.90)



## Road Map



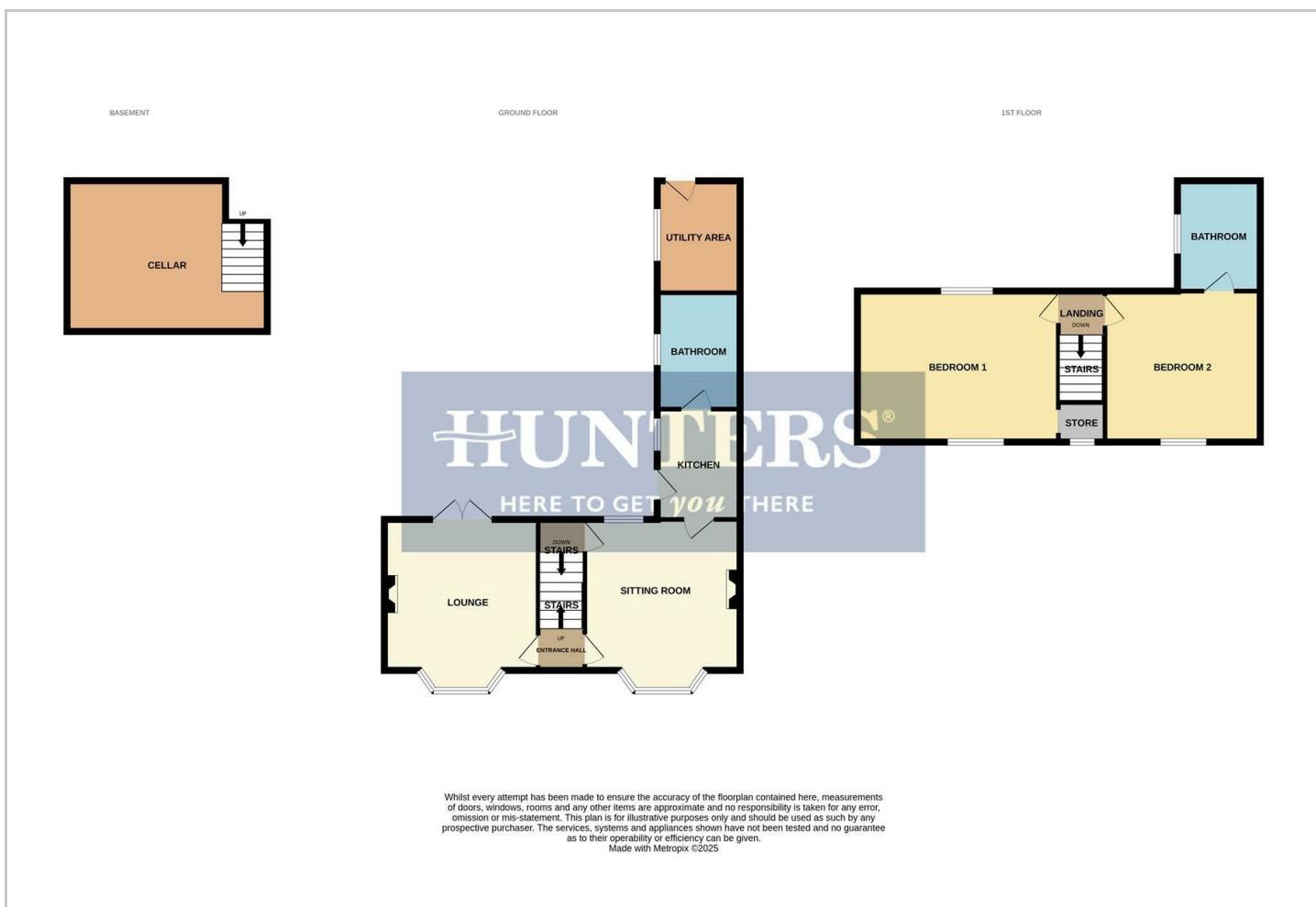
## Hybrid Map



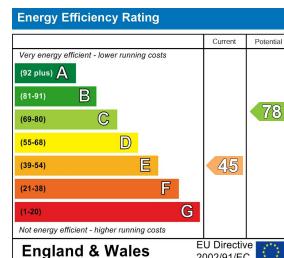
## Terrain Map



## 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.