

HUNTERS[®]

HERE TO GET *you* THERE



Rufford Road

Stourbridge, DY9 7LT



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FRONT OF THE PROPERTY

To the front of the property there is a lawn with mature shrubs, chipping stones, side and rear gated access.

ENTRANCE HALL

With a door leading from the front, stairs to the first floor landing, door to lounge, laminate floor and a central heating radiator.

LOUNGE

11'10" x 14'1" (3.6 x 4.3)

With a door leading from the entrance hall, double glazed window to front, log burning stove with feature wooden beam, tiled hearth, laminate floor, sliding door to kitchen and a central heating radiator

KITCHEN DINER

9'2" x 18'1" (2.8 x 5.5)

With a door leading from the entrance hall, fitted with a range of high gloss wall and base units, work surfaces with tiled splashback, sink and drainer, plumbing for washing machine, space for American style fridge freezer and further appliances, stainless steel cooker hood, two double glazed windows to rear, laminate floor, under stairs storage cupboard, door to garden and a central heating radiator.

LANDING

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

BEDROOM ONE

9'10" x 12'6" (3 x 3.8)

With a door leading from the landing, open to office/dressing area, feature fire place, double glazed window to front, recessed spotlights and a central heating radiator.

OFFICE/DRESSING AREA

Open from bedroom one and landing, double glazed window to front, storage cupboard and a central heating radiator.

BEDROOM TWO

10'6" x 11'10" (3.2 x 3.6)

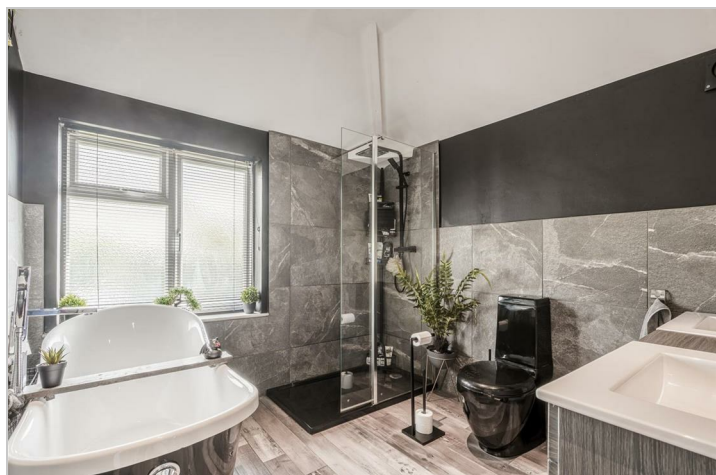
With a door leading from the landing, double glazed window to rear, feature fireplace, recessed spotlights and a central heating radiator.

BATHROOM

With a door leading from the landing, claw foot freestanding bath with shower attachment, double shower cubicle with waterfall shower head and separate shower attachment, his and hers vanity wash hand basin, part tiled walls, WC, double glazed window to rear, laminate floor, recessed spotlights and a heated towel rail.

GARDEN

With access from the kitchen diner, artificial lawn, patio, decorative slate, driveway, garden shed and gated access to front and side.



Road Map



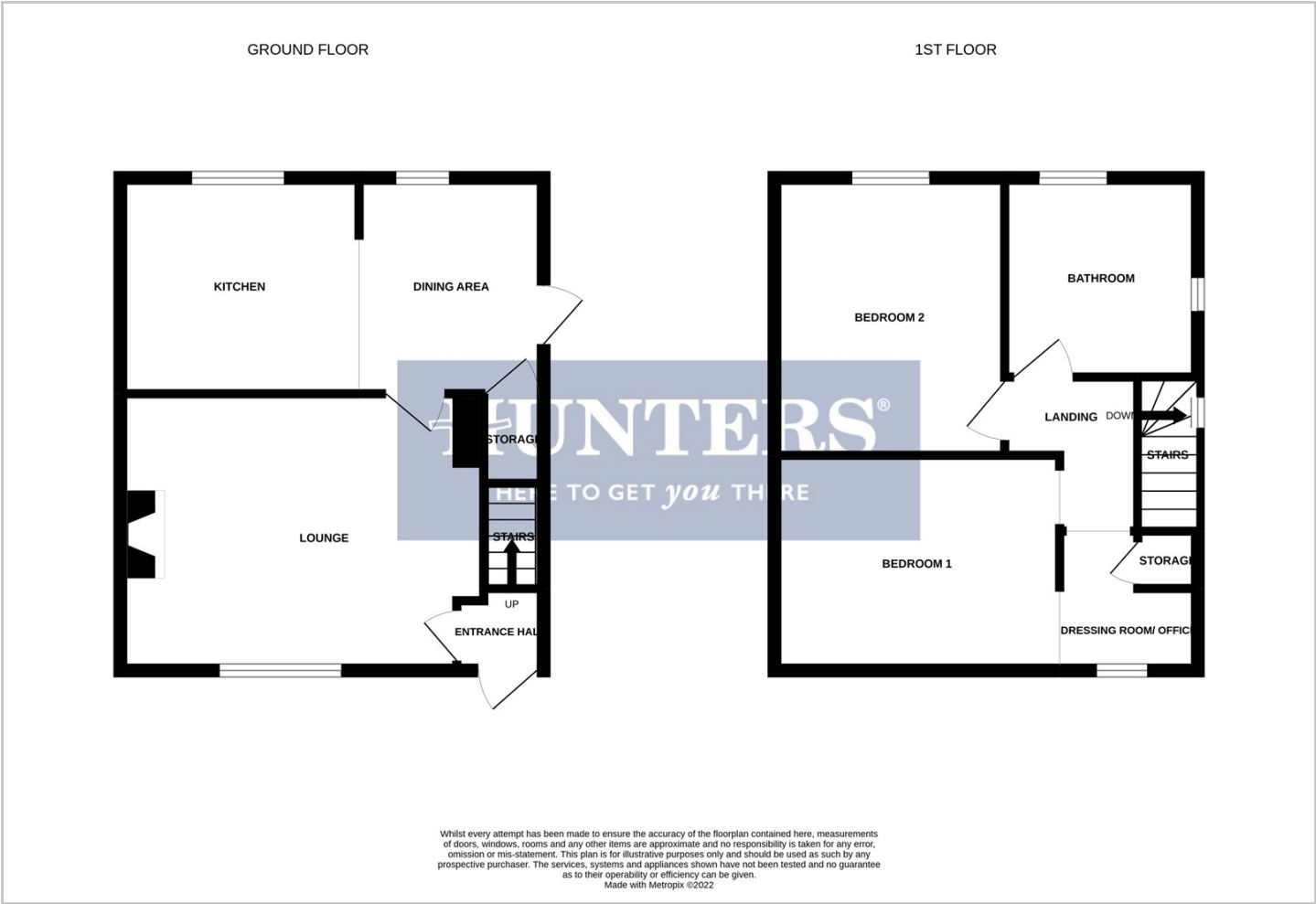
Hybrid Map



Terrain Map



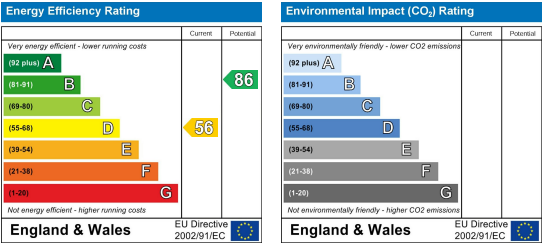
Floor Plan



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.