

# HUNTERS®

HERE TO GET *you* THERE



## Barnett Lane

Stourbridge, DY8 5PZ

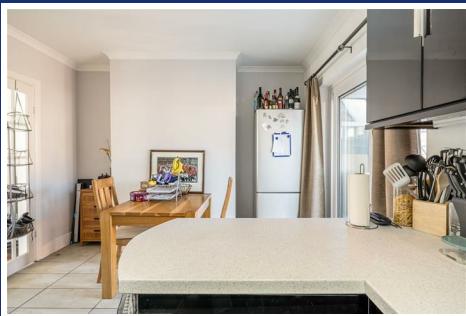
£250,000



# 37 Barnett Lane

Stourbridge, DY8 5PZ

£250,000



## Front of the Property

To the front of the property is a tarmacadam driveway, double glazed door to front, up and over door to garage, outdoor tap and gated side access.

## Entrance Hall

With a double glazed door and window to front, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

## Lounge

10'10" x 10'5" (3.32 x 3.18)

With a door leading from the entrance hall, double glazed bay window to front, electric fire with decorative surround, double doors leading to the kitchen dining room and a central heating radiator.

## Kitchen Dining Room

11'1" x 16'9" (3.39 x 5.12)

With a door leading from the entrance hall and double doors leading from the lounge, tiled floor, range of fitted wall and base units, worksurfaces over with tiled splash back, one and a half bowl sink and drainer, space for tall fridge freezer, integrated dishwasher, fridge and oven, gas hob with stainless steel cooker hood above, cupboard housing wall mounted boiler, space for dining table, double glazed window to side, double glazed sliding door to conservatory, recessed spotlights and a central heating radiator.

## Conservatory

6'6" x 13'6" (2.0 x 4.12)

With a double glazed sliding door leading from the kitchen dining room, tiled floor, double glazed french doors to garden, plumbing for washing machine and a central heating radiator.

## Landing

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

## Bedroom One

11'4" x 10'4" (3.46 x 3.16)

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

## Bedroom Two

10'9" x 10'4" (3.3 x 3.17)

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

## Bedroom Three

8'2" x 5'7" (2.5 x 1.71)

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

## Bathroom

With a door leading from the landing, tiled walls, WC, bath with shower over, wash hand basin, double glazed window to rear, recessed spotlights and a chrome heated towel rail.

## Garden

With a double glazed sliding door leading from the conservatory, patio, steps to lawn beyond, further seating area, outdoor power point and gated sided access.

## Garage

With garage door to front.



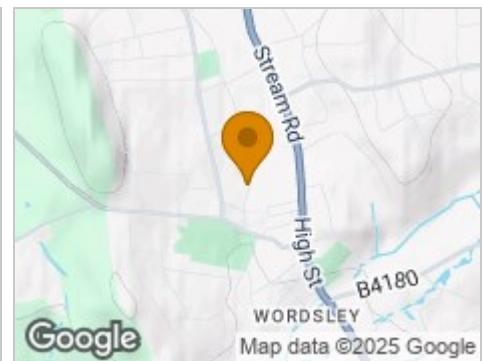
## Road Map



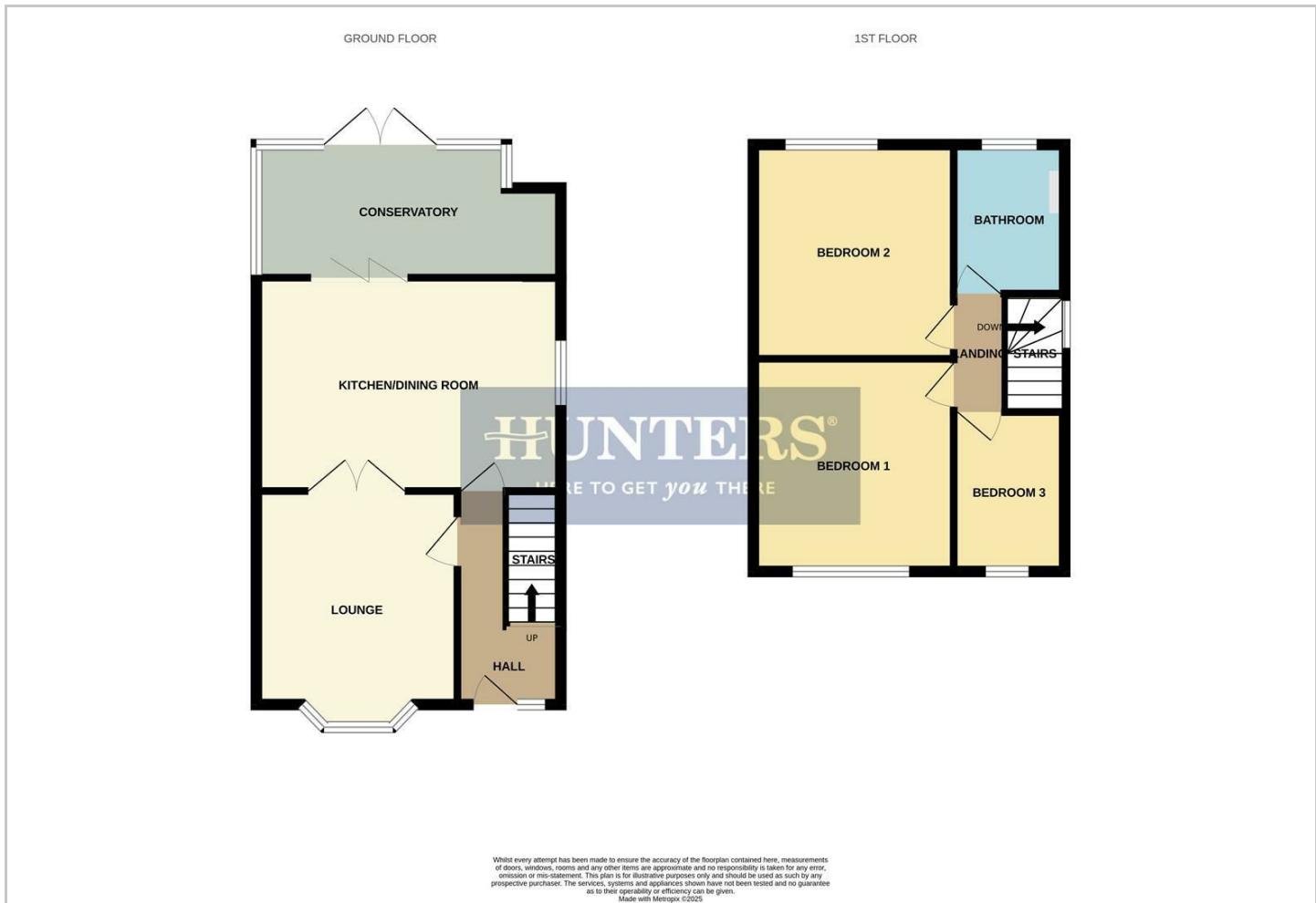
## Hybrid Map



## Terrain Map



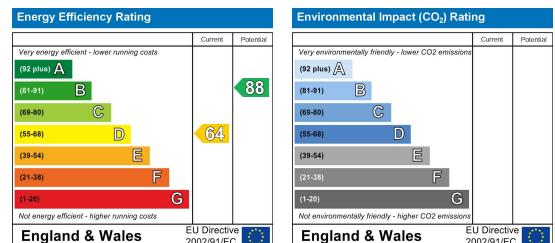
## Floor Plan



## 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.