

# HUNTERS®

HERE TO GET *you* THERE



## Birmingham Street

Stourbridge, DY8 1JL

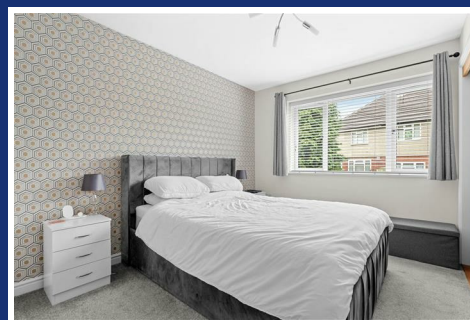
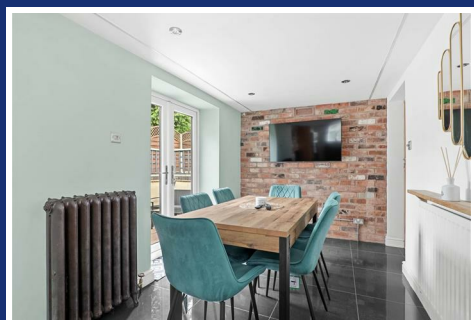




# Birmingham Street

Stourbridge, DY8 1JL

Offers Over £280,000



## Front of the Property

To the front of the property is a block paved driveway, partly walled with decorative wrought iron railings, canopy with recessed spotlights, outdoor tap and lights, access to garage and steps leading up to double glazed composite door with access to entrance hall.

## Entrance Hall

With a double glazed composite door from the front of the property, stairs to first floor landing, recessed spotlights, doors leading to various rooms, open storage space, tiled flooring, space for dresser, coving, double glazed window to front and a central heating radiator.

## Lounge

14'9" x 11'5" (4.5 x 3.5)

With a door leading from the entrance hall, space for seating, feature log burning stove with decorative mantle and tiled hearth, coving, recessed spotlights, double glazed french doors to rear garden and a central heating radiator.

## Kitchen Living Dining Room

31'2" x 8'6" (9.5 x 2.6)

With doors leading from entrance hall and garage, fitted with a range of matching wall and base units with wooden worksurfaces over and matching upstands, one and a half Belfast sink, space for American style fridge freezer and Range cooker with extractor hood above, plumbing for washing machine, feature exposed brick wall, recessed spotlights, housed central heating boiler, ceiling strip and industrial pipe lighting, double glazed windows to front and side, double glazed french doors leading to rear garden and two cast iron column central heating radiators.

## Landing

With stairs leading from entrance hall with recessed spotlights, doors to various rooms, loft access with pull down loft ladder and double glazed window to side.

## Bedroom One

13'1" x 9'2" (4 x 2.8)

With a door leading from landing, built-in wardrobes, double glazed window to rear and a central heating radiator.

### Bedroom Two

12'1" x 8'10" (3.7 x 2.7)

With a door leading from landing, built-in wardrobes, double glazed window to rear and a central heating radiator.

### Bedroom Three

8'2" x 6'6" (2.5 x 2)

With a door leading from landing, built-in wardrobes, double glazed window to rear and a central heating radiator.

### Bathroom

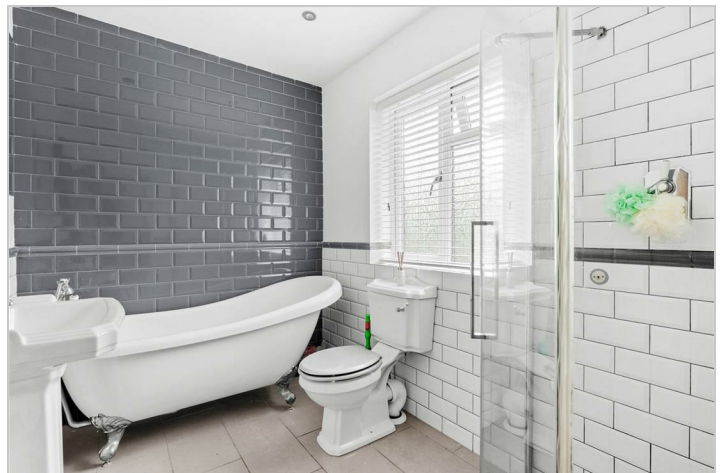
With a door leading from landing, clawfoot freestanding bath with shower attachment, separate shower cubicle with waterfall shower head, WC, wash hand basin, tiled flooring and part tiled walls, recessed spotlights, double glazed window to front and a central heated towel rail.

### Garage

With a stable door leading from kitchen living dining room, fitted with wall and base units with worksurfaces over, useful storage space and space for a tumble dryer, power and light and doors leading to the front of the property.

### Garden

With double glazed french doors from kitchen living dining room and from lounge leading to a patio seating area, covered pagoda style seating area, steps up to artificial lawn with decorative stones and sleepers, outdoor power and lighting.



Road Map



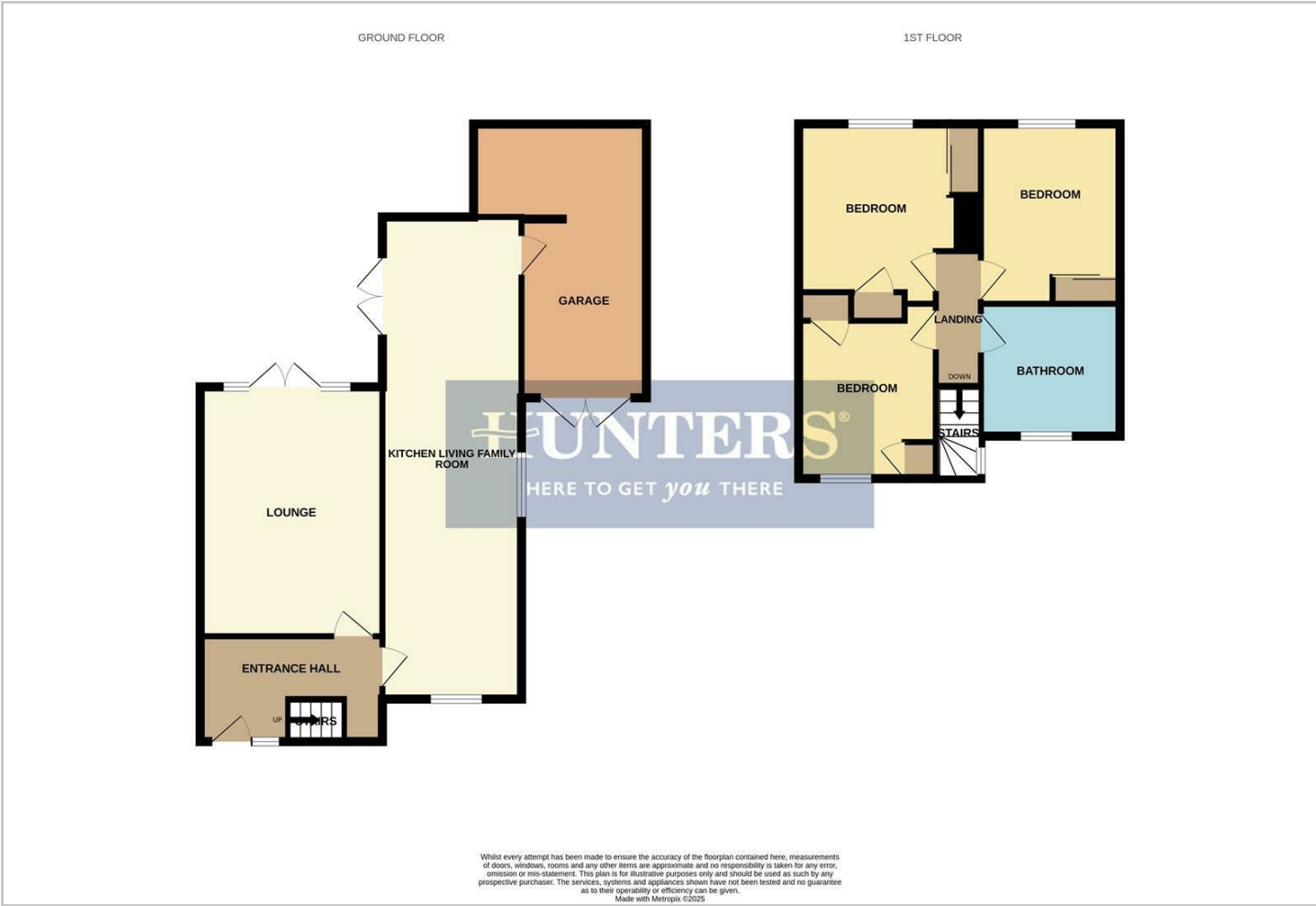
Hybrid Map



Terrain Map



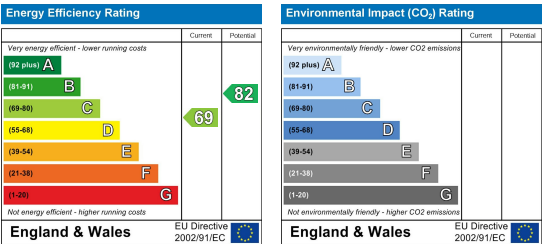
Floor Plan



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.