

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Evelaw House

Stourbridge, DY8 1AT



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## ENTRANCE HALL

With a door from the communal hall, telephone intercom system, doors leading to rooms and a central heating radiator.

## LIVING ROOM

16'3" x 22'6" (4.95 x 6.85)

With a door leading from the entrance hall, recessed spotlights, storage cupboard, double glazed window to front, double glazed French doors to Juliet balcony, space for dining table, open to kitchen and a central heating radiator.

## KITCHEN

8'10" x 11'11" (2.69 x 3.62)

Open from the living room, fitted with a range of shaker style wall and base units, incorporating soft closing doors, roll edge work surfaces with tiled splashback, one and a half bowl sink and drainer, mixer tap, under cupboard lighting, electric oven, microwave, four ring electric hob and extractor, integrated fridge, freezer, dishwasher and washing machine, tiled floor, recessed spotlights, double glazed window to rear and a central heating radiator.

## BEDROOM ONE

9'1" x 15'0" (2.78 x 4.58)

With a door leading from the entrance hall, double glazed window to rear, fitted wardrobes, door to en suite and a central heating radiator.

## EN SUITE

With a door from bedroom one, WC, wash hand basin, shower cubicle, part tiled walls, tiled flooring, extractor fan, recessed spotlights and a wall mounted heated chrome heated towel rail.

## BEDROOM TWO

7'6" x 12'4" (2.28 x 3.77)

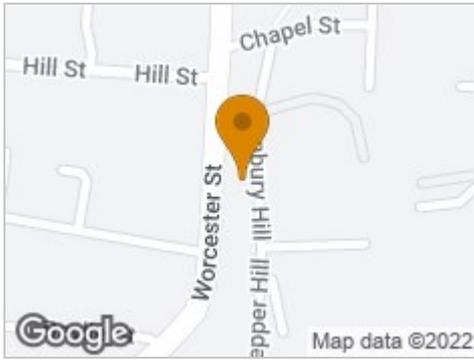
With a door from the entrance hall, built-in wardrobes with hanging space, shelving and mirrored sliding doors, a central heating radiator and double glazed French doors to balcony area with wrought iron railings.

## BATHROOM

With a door from the entrance hall, WC, wash hand basin, bath, part tiled walls, tiled flooring, extractor fan, recessed spotlights and a chrome heated towel rail.



## Road Map



## Hybrid Map

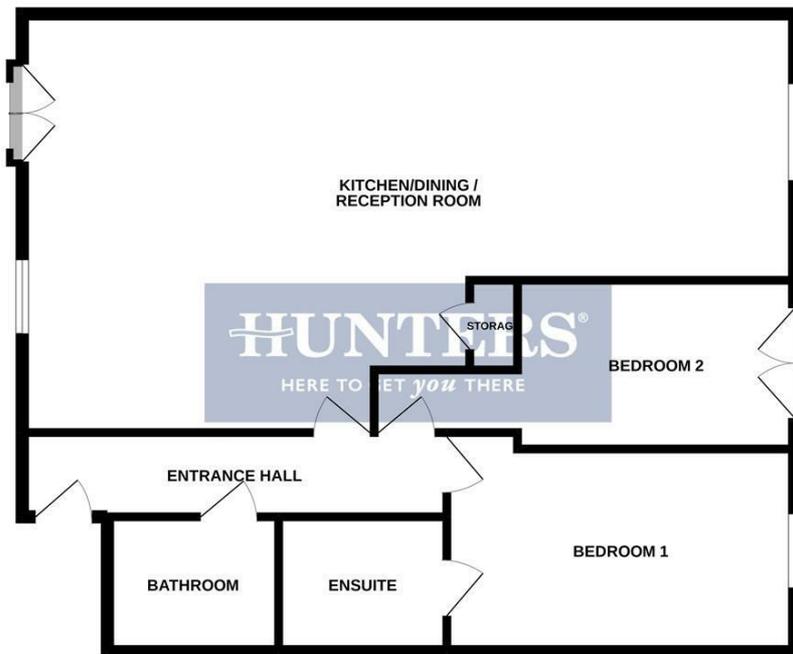


## Terrain Map



## Floor Plan

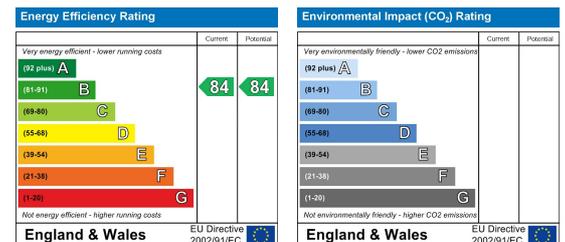
### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.



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