

# HUNTERS®

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## Helston Close

Stourbridge, DY8 5DA

Offers Over £235,000



# 9 Helston Close

## Stourbridge, DY8 5DA

### Offers Over £235,000



#### Front of the Property

With a tarmacadam drive to front, gated side access, door to garage and double glazed door to front.

#### Entrance Porch

With a double glazed door to front, double glazed window to side and a door leading to the kitchen.

#### Kitchen

12'2" x 9'8" (3.72 x 2.95)

With a door leading from the porch, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated oven with induction hob above, plumbing for washing machine, one and a half bowl stainless steel sink and drainer, door to garage, door to lounge, stairs to first floor landing, double glazed window to front, recessed spotlights and a central heating radiator.

#### Lounge / Dining Room

16'7" max x 16'6" max (5.07 max x 5.03 max)

With a door leading from the kitchen, gas fire, opening to dining area, double glazed window to rear, double glazed sliding door to garden and a central heating radiator.

#### Landing

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

#### Bedroom One

13'1" x 8'11" (3.99 x 2.74)

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

#### Bedroom Two

10'2" x 8'3" (3.1 x 2.52)

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

#### Bedroom Three

9'3" x 7'10" (2.84 x 2.4 )

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

#### Bathroom

6'4" x 6'11" (1.95 x 2.11)

With a door leading from the landing, part tiled walls, WC, wash hand basin, bath with shower over, double glazed window to front and a central heating radiator.

## Garden

With a double glazed sliding door leading from the dining area, patio area, steps leading to lawn, outdoor tap and gated side access.

## Garage

16'6" x 6'5" (5.04 x 1.96 )

With a door leading from the kitchen, space for tall fridge freezer, space for tumble dryer, wall mounted boiler, window to side and door to front.



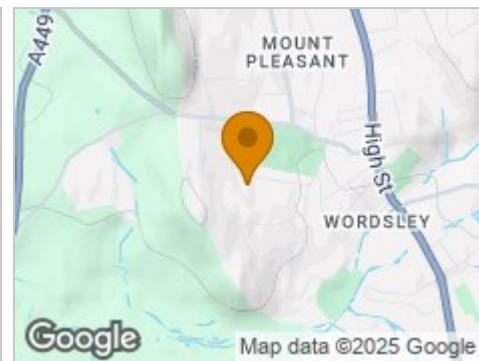
## Road Map



## Hybrid Map



## Terrain Map



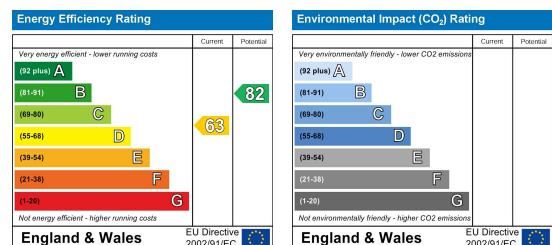
## Floor Plan



## 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.