

# HUNTERS®

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## Duncombe Street

Stourbridge, DY8 3QU



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## Front Of The Property

There is a paved frontage and gated side access.

## Entrance Hall

With a double glazed door to front, wooden floor, doors to various rooms and stairs to the first floor landing.

## Lounge

16'7" x 11'0" (5.07 x 3.36)

With a door leading from the entrance hall, window to front, log burning stove, french doors to rear, oak floor, wall lights and a central heating radiator.

## Dining Room

12'5" x 11'0" (3.8 x 3.36)

With a door leading from the entrance hall, window to front, double doors to kitchen, oak floor and a central heating radiator.

## Kitchen

14'5" x 8'0" (4.40 x 2.46)

With double doors from the dining room, fitted with a range of modern wall and base units, work surfaces with matching splashback, stainless steel sink and drainer, double oven, gas hob, stainless steel cooker hood, integrated dishwasher and fridge, breakfast bar, doors to rear garden and cellar, three windows to rear, oak floor and a central heating radiator.

## Utility

5'4" x 4'4" (1.64 x 1.34)

With a door leading from the kitchen, plumbing for washing machine, space for fridge freezer, window to rear and door to cloakroom.

## Cloakroom

With a door leading from the utility, WC, wash hand basin, tiled splashback and a central heating radiator.

## Cellar

12'5" x 10'7" (3.79 x 3.25)

With a door leading from the kitchen, recessed spotlights, extractor fan and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and a central heating radiator.



### Bedroom One

12'5" x 11'1" (3.8 x 3.39)

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

### Bedroom Two

12'7" x 10'11" (3.84 x 3.34)

With a door leading from the landing, window to front, built in storage cupboard, original fire surround and a central heating radiator.

### Bedroom Three

11'1" x 4'11" (3.4 x 1.5)

### Bathroom

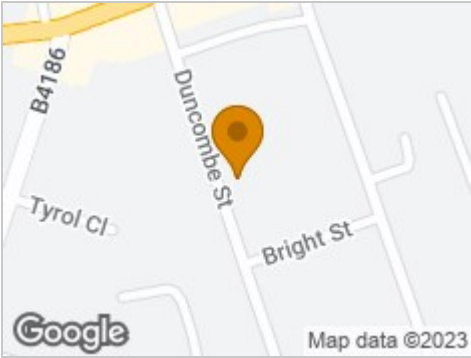
With a door leading from the landing, roll top claw foot bath, separate shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, window to rear and a chrome heated towel rail.

### Garden

With access from the lounge and kitchen to a patio area with gated side access, outdoor lighting and outside tap, steps to a large lawn, shrub borders and greenhouse.



Road Map



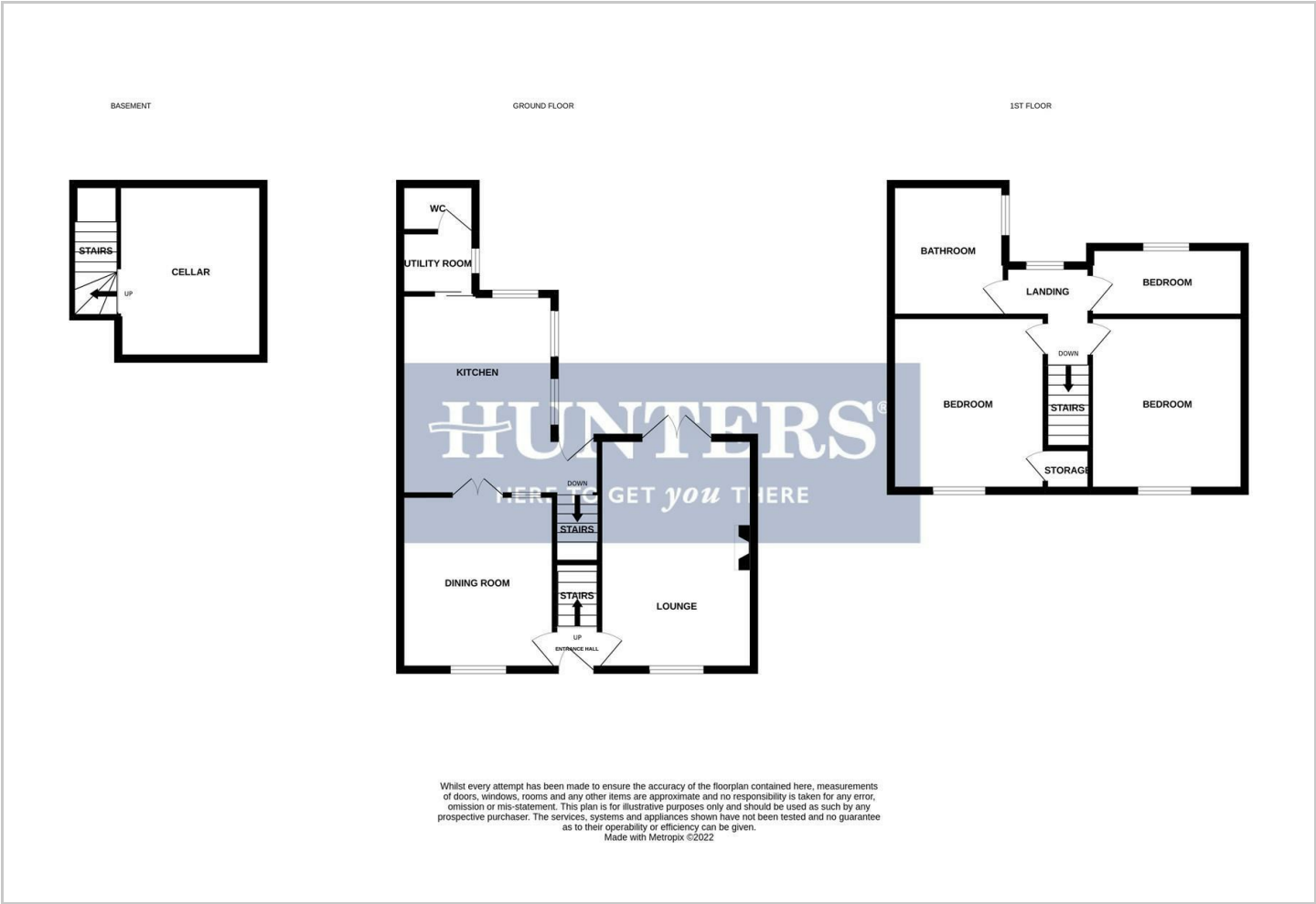
Hybrid Map



Terrain Map

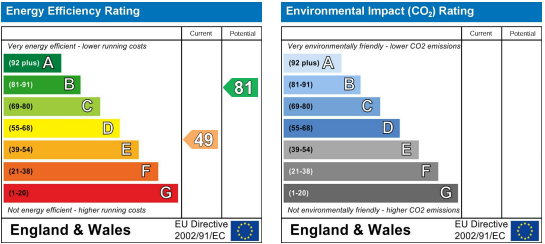


Floor Plan



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.



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.