

# HUNTERS®

HERE TO GET *you* THERE



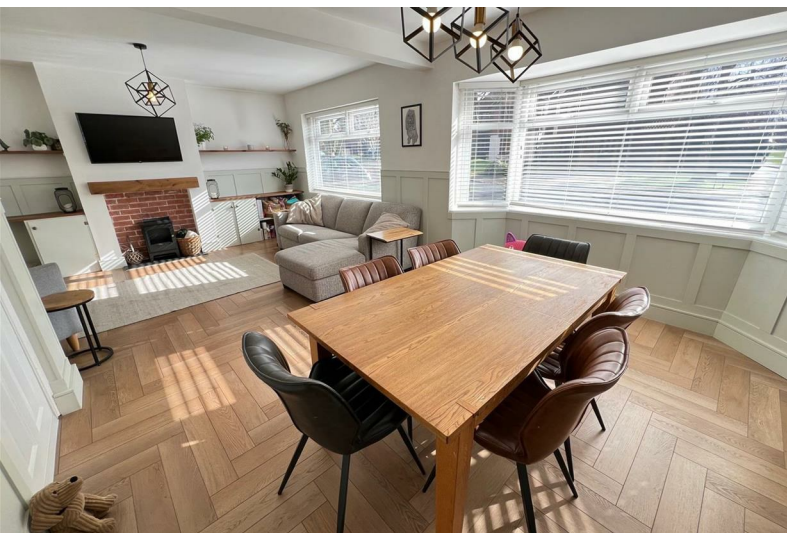
Mere Road

Stourbridge, DY8 3AY

£375,000



Council Tax: D





# Mere Road

Stourbridge, DY8 3AY

## £375,000



### Front Of The Property

With a tarmac driveway, path to side entrance hall and a gate to the rear garden.

### Entrance Hall

With a double glazed door to side, under stairs storage cupboard, stairs to the first floor landing, doors to rooms and a central heating radiator.

### Lounge Diner

15'0" x 22'4" (4.59 x 6.82)

With a door from the entrance hall, double glazed bay window to front, double glazed window to front, two double glazed windows to side, fireplace with mantle, wooden panelling and two central heating radiators.

### Kitchen Breakfast Room

16'4" x 16'7" (5.0 x 5.07)

With a door from the entrance hall, modern fitted kitchen with a range of wall and base units, solid wood work surfaces, sink and drainer, space for a range cooker, stainless steel cooker hood, plumbing for washing machine, space for tumble dryer, integrated dishwasher, space for fridge freezer, breakfast bar, recessed spotlights, feature lantern window, double glazed window to rear, double glazed door to side and a central heating radiator.

### Cloakroom

With a door from the kitchen, WC, wash hand basin, tiled splashback, extractor fan, wall mounted boiler and a central heating radiator.

### First Floor Landing

With stairs from the entrance hall, double glazed window to side, stairs to the second floor, three double glazed windows and a central heating radiator.

### Bedroom Two

11'5" x 11'0" (3.5 x 3.36)

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

### Bedroom Three

11'5" x 10'11" (3.5 x 3.34)

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

### Bedroom Four

9'10" x 9'5" (3 x 2.89)

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

## Bathroom

With a door from the landing, double glazed window to rear, bath with shower over, fitted glass shower screen, WC, wash hand basin set into vanity unit, part tiled walls and a chrome heated towel rail.

## Second Floor Landing

With stairs from the first floor, double glazed window to rear and doors to rooms.

## Master Bedroom

11'0" x 16'7" (3.37 x 5.08)

With a door from the landing, door to en suite, skylight windows to front and rear, recessed spotlights and a central heating radiator.

## En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin, part tiled walls, double glazed window to rear, recessed spotlights, extractor fan and a chrome heated towel rail.

## Office

6'7" x 5'5" (2.01 x 1.66)

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

## Garden

With access from the kitchen to a patio area, garden shed, gate to lawn, shrub borders, further patio seating area to rear and gated side access.

## Garage

16'4" x 17'0" (5 x 5.2)

With an up and over door to front.





Road Map



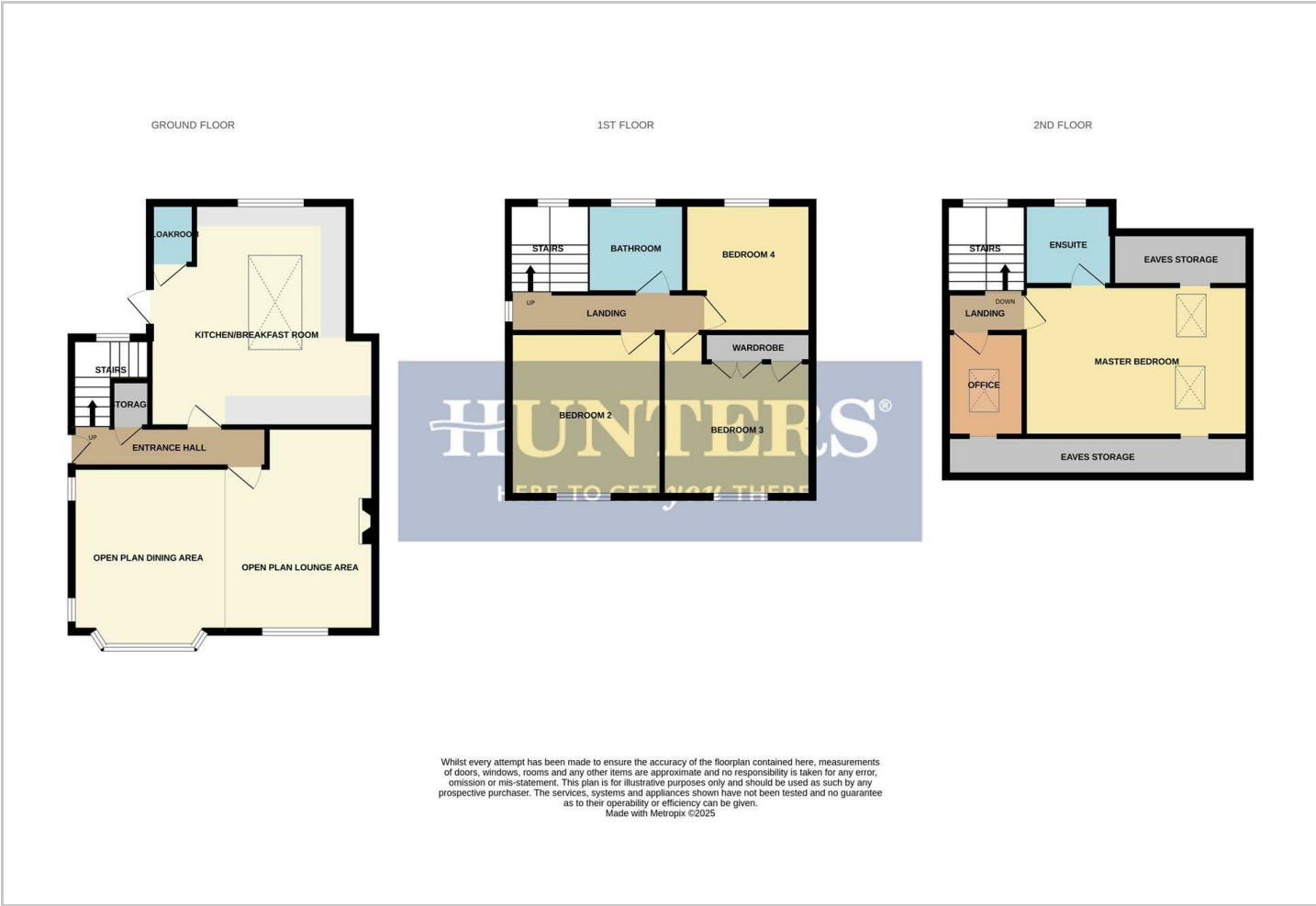
Hybrid Map



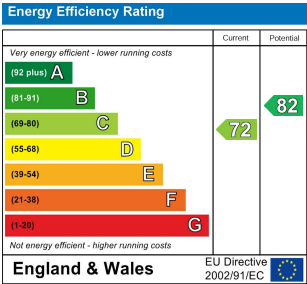
Terrain Map



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.