

# HUNTERS®

HERE TO GET *you* THERE



**Western Road**  
Stourbridge, DY8 3XU

£300,000



Council Tax: D



# Western Road

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## Front of the Property

To the front of the property is a dwarf wall with decorative railings, gated leading to the side storage, and step leading to the front door.

## Porch

With a door from the front, window to the front and a door leading to the sitting room.

## Sitting Room

13'6" x 12'9" (4.13 x 3.91)

With a door from the porch, a bay window to the front, stairs leading to the first floor landing, an understairs storage cupboard and a central heating radiator.

## Lounge

13'8" x 12'5" (4.17 x 3.80)

With a door from the sitting room, bay window to the front, brick built fire surround, door leading to the snug and a central heating radiator.

## Snug

12'5" x 8'7" (3.80 x 2.63)

With a door from the lounge, two windows to the rear, an electric fire place with decorative surround, door leading to the kitchen and a central heating radiator.

## Kitchen

13'0" x 4'2" (3.97 x 1.29)

With a door from the snug, a door leading to the dining room, a fitted kitchen with a range of wall and base units with work surface over, tiled splashback, stainless steel sink and drainer, space for a cooker, space for a fridge/ freezer, door leading to the rear porch and a central heating radiator.

## Dining Room

12'9" x 11'3" (3.89 x 3.45)

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

## Landing

11'7" x 12'11" (3.54 x 3.96)

With stairs from the sitting room, window to the front, doors to various rooms and a central heating radiator.

## Bedroom One

13'0" x 15'10" (3.98 x 4.84)

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

## Bedroom Two

11'5" x 12'9" (3.50 x 3.90)

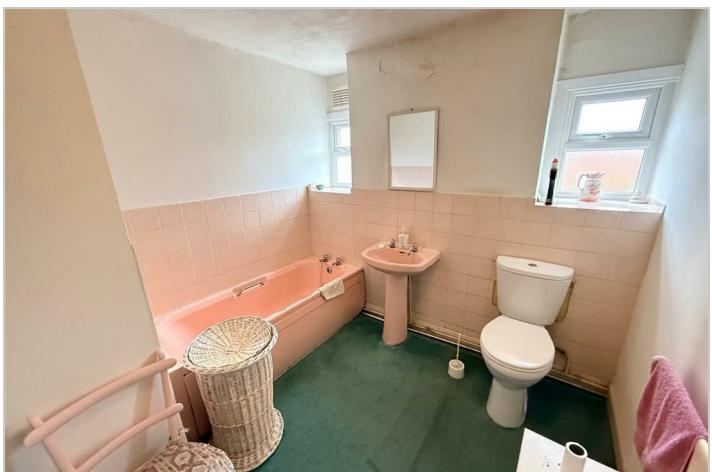
With a door from the first floor landing, window to the front and a central heating radiator.

## Bathroom

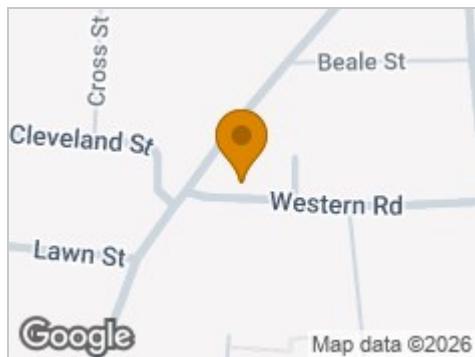
With a door from the first floor landing, a bathtub, a WC, wash hand basin, part tiled walls, airing cupboard housing a wall mounted boiler, two double glazed windows to the rear and a central heating radiator.

## Garden

With a double glazed door from the rear porch leading to a patio area, laid to large lawn beyond, covered storage area to the side and mature shrubs.



## Road Map



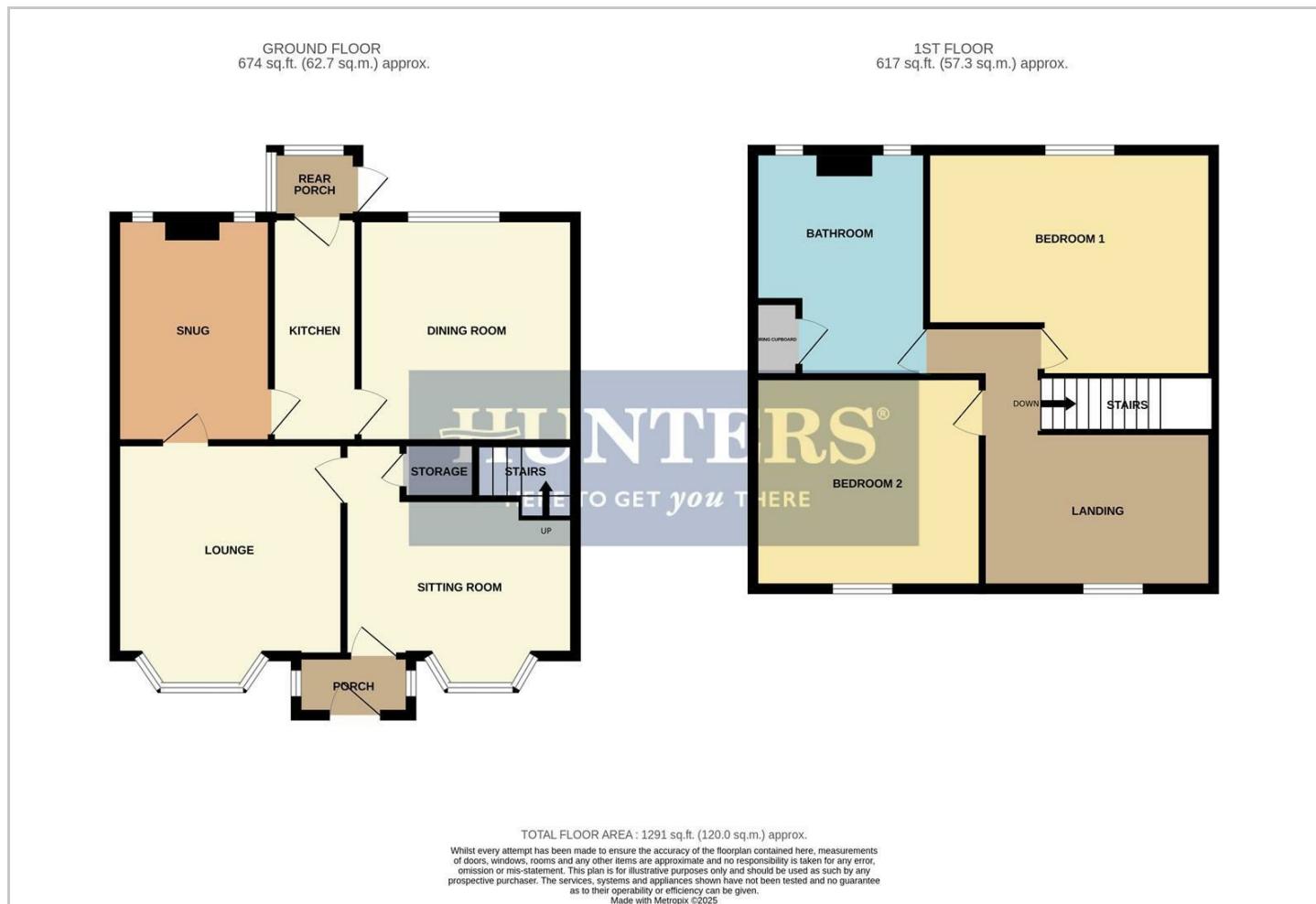
## Hybrid Map



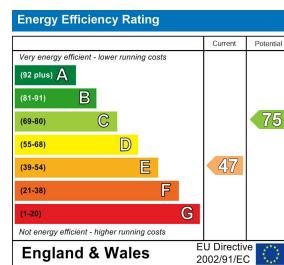
## Terrain Map



## 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.