

# HUNTERS®

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**Balmoral Road**  
Stourbridge, DY8 5HR



Council Tax: D



# Balmoral Road

Stourbridge, DY8 5HR

Offers In Excess Of £250,000



## Front Of The Property

With a tarmacadam driveway, grey slate borders and path to front door.

## Entrance Hall

With a double glazed door to front, double glazed window to front, tiled floor, stairs to the first floor landing, door to lounge and a central heating radiator.

## Lounge Diner

21'10" x 12'0" (6.67 x 3.66 )

With a door leading from the entrance hall, double glazed window to front, electric fire with decorative surround, patio door to kitchen diner and further door to kitchen.

## Kitchen

22'3" x 7'6" (6.79 x 2.29 )

With a patio door from the lounge, fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for cooker, plumbing for dishwasher, space for washing machine, space for fridge freezer, under stairs storage cupboard, breakfast bar and an archway opening to the dining area.

## Dining Area

13'1" x 7'1" (3.99 x 2.17 )

With space for a dining table, two double glazed windows to rear, hatch to underfloor storage area and a door to rear hall.

## Rear Hall

With double glazed doors to front and rear, tiled floor and door to cloakroom/utility.

## Cloakroom/Utility

With a door leading from the rear hall, WC, wash hand basin, space for tumble dryer, wall mounted boiler, window to rear and tiled floor.

## Landing

With stairs leading from the entrance hall, double glazed window to side and doors to rooms.

## Bedroom One

10'4" x 9'3" (3.17 x 2.84)

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

## Bedroom Two

11'3" x 8'7" (3.45 x 2.62)

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

## Bedroom Three

8'2" x 6'8" (2.49 x 2.04)

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

## Bathroom

With a door leading from the landing, double glazed window to side, bath, WC, wash hand basin, part tiled walls and a storage cupboard.

## Garden

With a double glazed door from the rear hall to a patio area, outside tap and outdoor lighting, steps down to slate chipping stone, shrub borders and a garden shed.



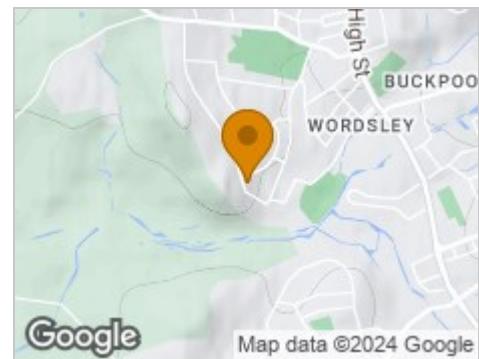
## Road Map



## Hybrid Map



## Terrain Map



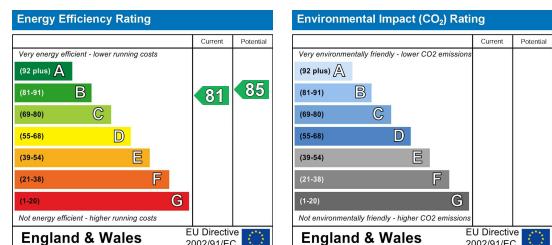
## Floor Plan



## 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.