

# HUNTERS®

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## Hungary Hill

Stourbridge, DY9 7PS





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£335,000



## Front of The Property

To the front of the property there is a block paved driveway leading to detached garage, decorative chipping stones and gated side access leading to the rear garden.

## Porch

With a double glazed door leading from the front of the property, double glazed windows, tiled floor and stained glass door and windows to entrance hall.

## Entrance Hall

With stained glass door and windows leading from the porch, stairs to first floor landing, decorative panelling, under stairs storage cupboard, doors to various rooms, laminate floor and a vertical central heating radiator.

## Lounge

12'5" x 11'9" (3.8 x 3.6)

With a door leading from the entrance hall, comfortable seating space, log burner complete with marble hearth, double glazed bay window to front and a central heating radiator.

## Kitchen Diner

20'4" x 12'5" (6.2 x 3.8)

With a door leading from the entrance hall, fitted with a range of high gloss soft close wall and base units with work surfaces over, pantry-style pull-out drawers, one and a half sink and drainer, integrated dishwasher, fridge freezer, washing machine, eye-level oven, grill and microwave, five ring gas hob with extractor hood over, space for dining table, tiled floor, under counter lighting, recessed spotlights, double glazed sliding doors to conservatory, double glazed window to rear and a central heating radiator.

## Conservatory

11'5" x 10'2" (3.5 x 3.1)

With double glazed sliding doors leading from the kitchen diner, space for seating, tiled floor, double glazed windows and french doors to rear and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor and a central heating radiator.

## Landing

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

### Bedroom One

12'1" x 11'5" (3.7 x 3.5)

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

### Bedroom Two

12'1" x 10'9" (3.7 x 3.3)

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

### Bedroom Three

9'2" x 8'2" (2.8 x 2.5)

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

### Shower Room

With a door leading from the landing, corner shower cubicle, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, double glazed window to front and a chrome heated towel rail.

### WC

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

### Garden

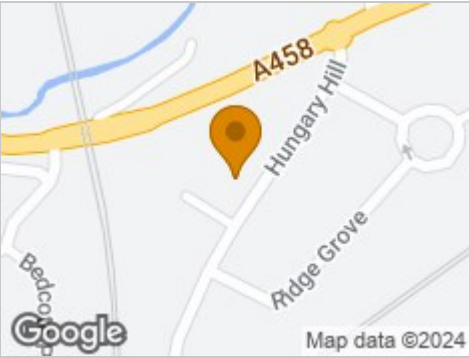
With double glazed french doors leading from the conservatory to a patio seating area, steps down to a well maintained lawn, shrub borders, path leading to shed, log store and gated side access leading to the front of the property.

### Garage

With an up and over door to front, power, light and window to rear.



Road Map



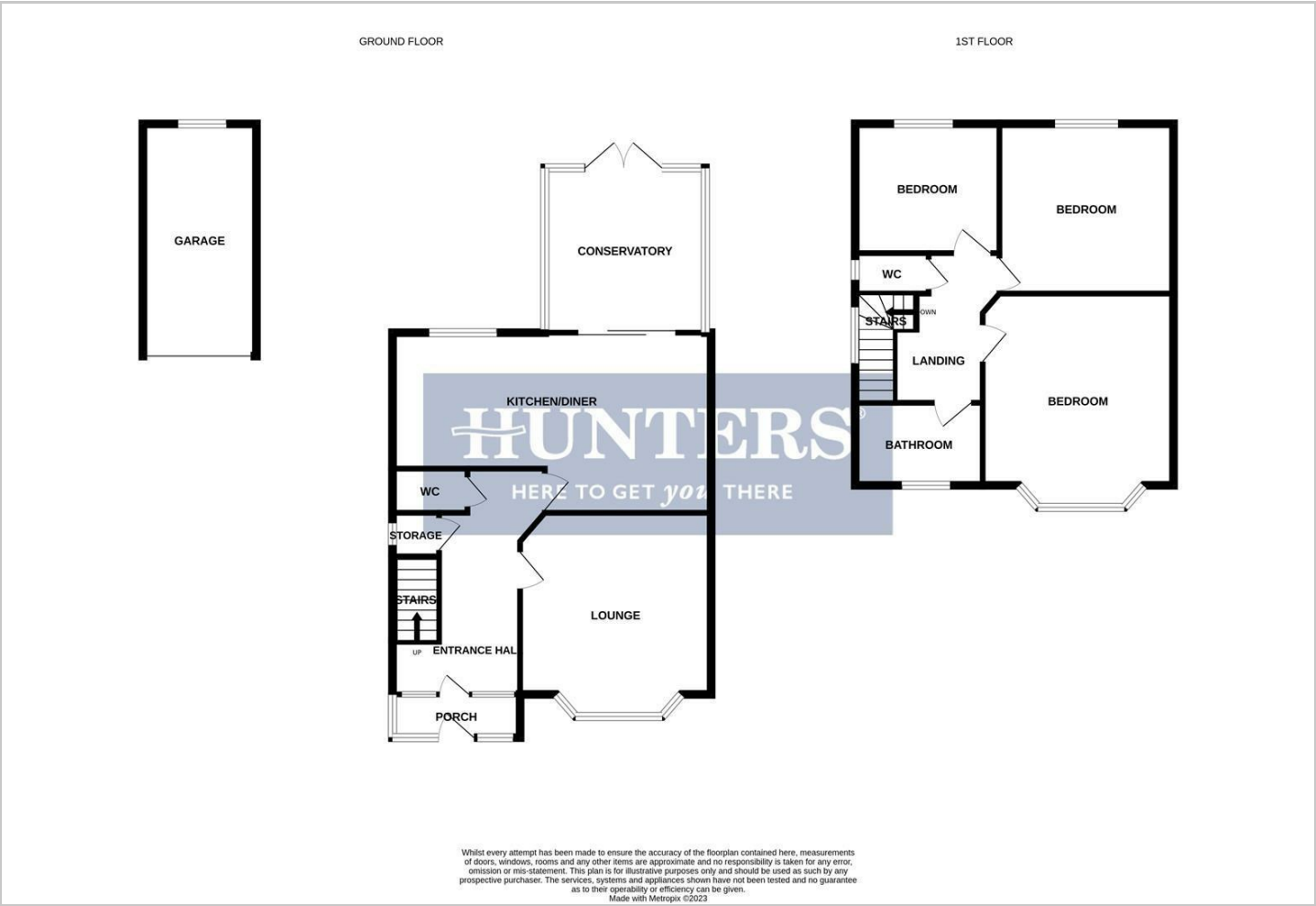
Hybrid Map



Terrain Map



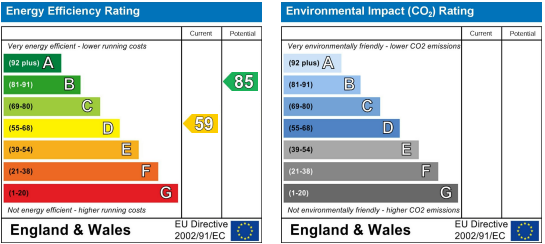
Floor Plan



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.