

# HUNTERS®

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Balds Lane  
Stourbridge, DY9 8SG



# Balds Lane

## Stourbridge, DY9 8SG

### Offers In The Region Of £180,000



#### Front of The Property

To the front of the property there is a block paved driveway, gated side access leading to rear garden, outside tap and composite double glazed door with canopy leading to entrance hall.

#### Entrance Hall

With a composite double glazed door leading from the front of the property, stairs to first floor landing, doors to various rooms, panelling and a central heating radiator.

#### Kitchen

9'10" x 7'2" (3 x 2.2)

With a door leading from the entrance hall, fitted with a range of matching wall and base units, work surfaces with matching upstands, stainless steel sink and drainer, integrated oven, gas hob, stainless steel cooker hood over, integrated fridge freezer, dishwasher, plumbing for washing machine, housed central heating boiler, recessed spotlights, tiled floor, double glazed window to front and a central heating radiator.

#### Lounge Diner

14'1" x 13'9" (4.3 x 4.2)

With a door leading from the entrance hall, comfortable space for seating and dining, storage cupboard, double glazed french doors and windows leading to rear garden and a central heating radiator.

#### Landing

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

#### Bedroom One

11'5" x 9'10" into wardrobe max (3.48m x 3.00m into wardrobe max)

With a door leading from the landing, built-in wardrobes, two double glazed windows to front and a central heating radiator.

#### Bedroom Two

13'9" x 7'10" (4.2 x 2.4)

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

## Bathroom

With a door leading from the landing, bath with shower over, fitted shower screen, WC, wash hand basin set into vanity unit, part tiled walls and tiled floor, extractor and a central heating radiator.

## Garden

With double glazed french doors leading from the lounge diner to a tiered patio, decorative chipping stones, decked seating area and gated side access leading to the front of the property.



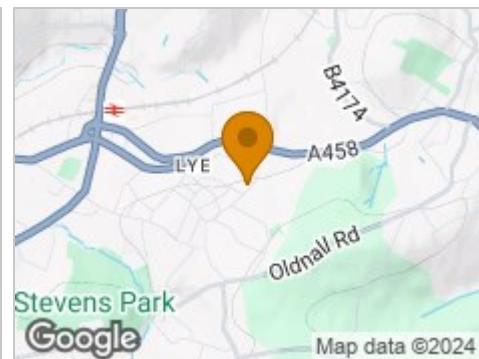
## Road Map



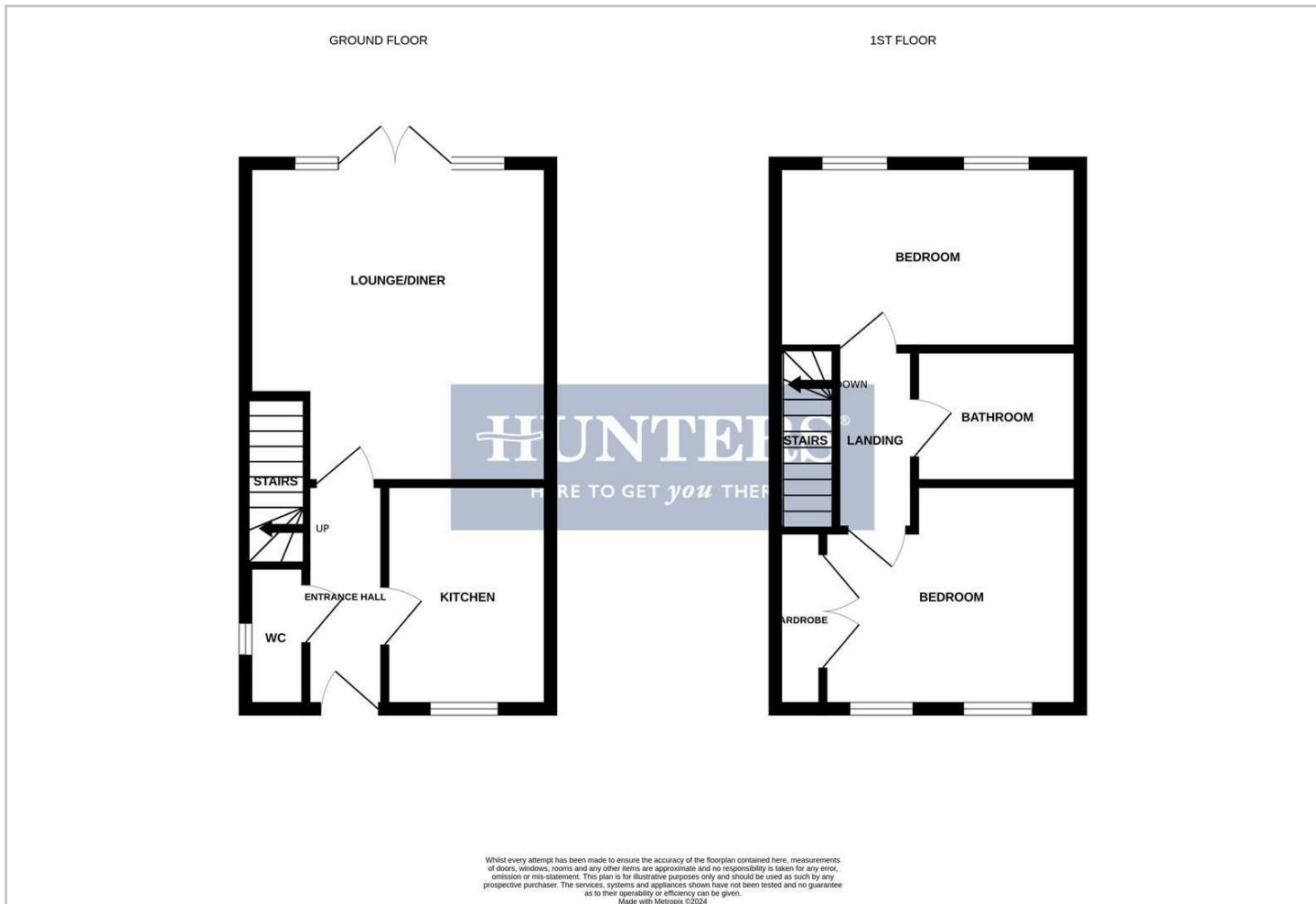
## Hybrid Map



## Terrain Map



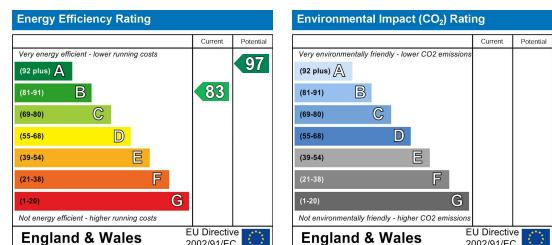
## Floor Plan



## 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.