

# HUNTERS®

HERE TO GET *you* THERE



Church Road

Stourbridge, DY8 5AU



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### Front Of The Property

To the front of the property there is a tarmacadam driveway and gated side access leading to the rear garden.

### Porch

With a double glazed composite door to front, double glazed windows to front and side, tiled floor and a double glazed door to the entrance hall.

### Entrance Hall

With a double glazed door leading from the porch, stairs to the first floor landing, door to lounge and a central heating radiator.

### Lounge

22'3" x 11'9" max (6.8 x 3.6 max)

With a door leading from the entrance hall, feature fireplace, gas fire, decorative hearth, double glazed window to front, door to kitchen diner and two central heating radiators.

### Kitchen Diner

15'1" x 10'9" (4.6 x 3.3)

With a door leading from the lounge, fitted with a range of wall and base units, work surfaces with matching upstands, one and a half stainless steel sink and drainer, integrated oven, gas hob, splashback, cooker hood over, integrated dishwasher, space for American fridge freezer, double glazed window to rear, double glazed french doors to rear, space for dining table, door to utility, breakfast bar and a central heating radiator.

### Utility

9'2" x 4'11" (2.8 x 1.5)

With a door leading from the kitchen diner, fitted wall units, work surfaces, plumbing for washing machine, further appliance space, double glazed window to side, tiled floor, cupboard housing boiler and door to cloakroom.

### Cloakroom

With a door leading from the utility, WC, wash hand basin set into vanity unit, tiled floor and walls, double glazed window to side and a chrome heated towel rail.

### Landing

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

## Bedroom One

9'10" x 10'5" (3 x 3.2)

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

## Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

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

## Bedroom Three

8'10" x 7'2" (2.7 x 2.2)

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, tiled floor and walls, bath with shower over, fitted shower screen, WC, wash hand basin, double glazed window to front and a chrome heated towel rail.

## Garden

With access from the kitchen diner to a decked seating area with pagoda, lawn beyond with mature shrub borders, gated side access, storage unit and brick built store.



## Road Map



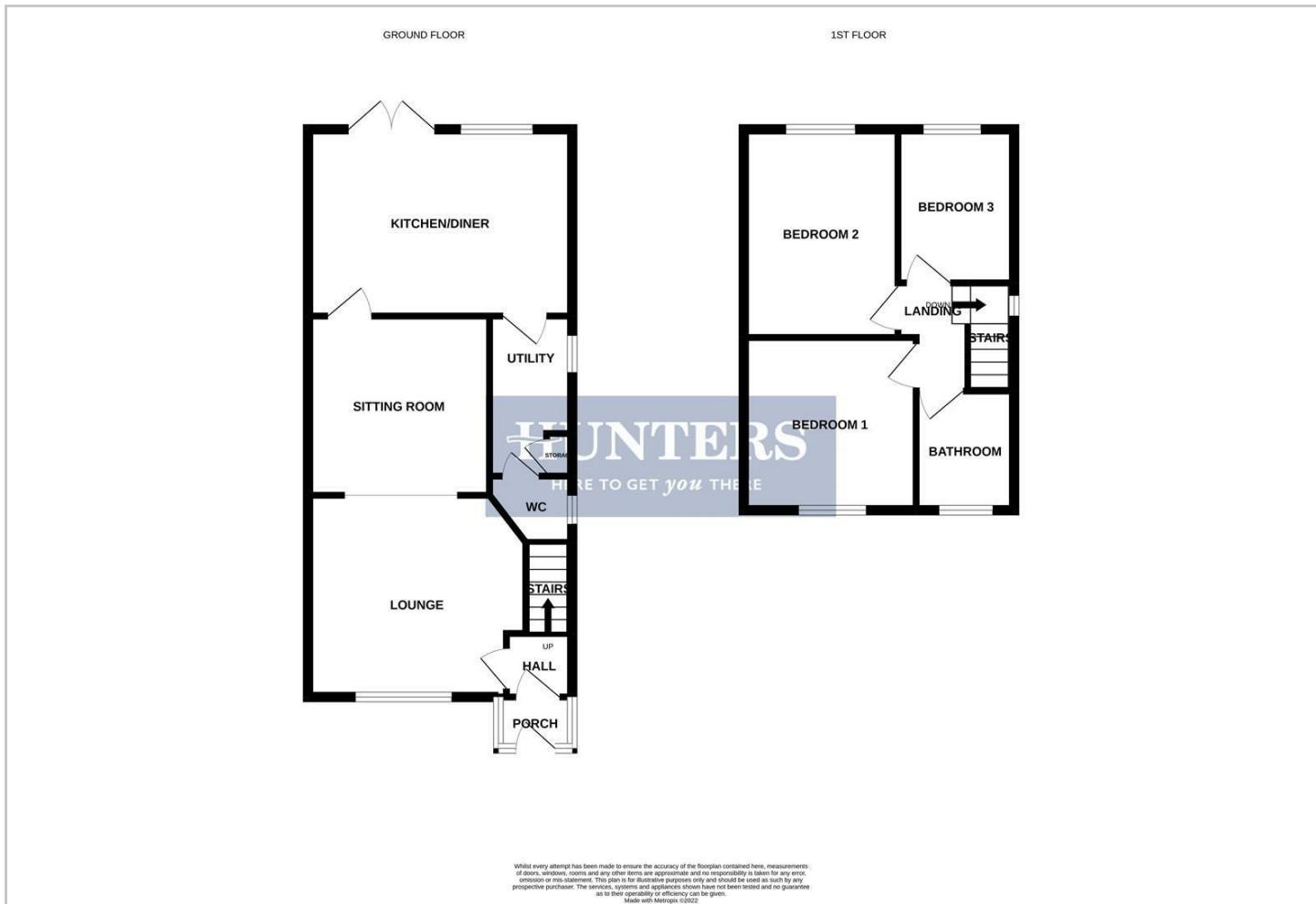
## Hybrid Map



## Terrain Map



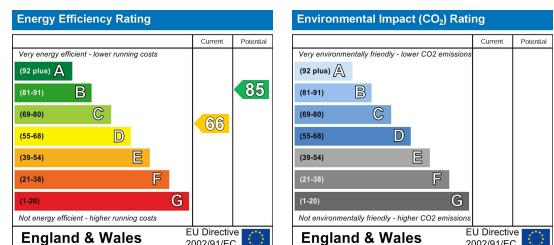
## Floor Plan



## 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.