

HUNTERS®

HERE TO GET *you* THERE



Farmcroft Road

Stourbridge, DY9 9ER



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£250,000



Front of the Property

To the front of the property is a tarmacadam driveway, gated side access to rear garden and double glazed door to entrance hall.

Entrance Hall

With a double glazed door from the front, stairs leading to the first floor landing, understairs space and cupboard, doors leading to various rooms and a central heating radiator.

Living/ Dining Room

20'4" x 10'2" (6.2 x 3.1)

With a door from entrance hall, feature media wall, log store, feature electric fire place, space for TV, space for seating and dining, laminate flooring, double glazed window to front and rear and two central heating radiators.

WC

With a door from the entrance hall, a WC, wash hand basin set into vanity unit, space for tumble dryer, double glazed window to the front and a central heating radiator.

Kitchen

10'10" x 8'10" (3.3 x 2.7)

With a door from entrance hall and lounge/ dining room, fitted kitchen with a range of wall and base units, Quartz worksurface over with matching upstands and window sills, integrated eyelevel oven, integrated microwave, sink and drainer, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, electric hob with stainless steel cooker hood over, recessed spotlights, double glazed window to the side and rear, double glazed door to the rear, useful storage for bin and vertical central heating radiator.

Landing

With stairs from the entrance hall, doors leading to various rooms, storage cupboard, laminate flooring, double glazed window to the side and a central heating radiator.

Bedroom One

11'10" x 9'6" (3.6 x 2.9)

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

Bedroom Two

12'6" x 8'6" (3.8 x 2.6)

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

Bedroom Three

8'10" x 8'10" max (2.7 x 2.7 max)

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

Shower Room

With a door from the first floor landing, large shower cubical, waterfall shower head with separate shower attachment, a WC, bathtub with separate shower attachment, wash hand basin set into vanity, fully tiled walls, extractor fan, double glazed window to the front and a chrome heated towel rail.

Garden

With a double glazed door from the kitchen leading to patio seating area, artificial lawn beyond, three sleeper borders, gated side access, garden store and an outside tap.



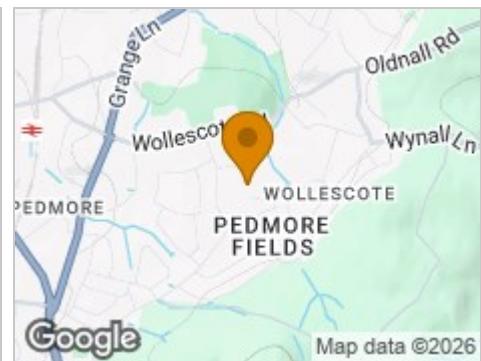
Road Map



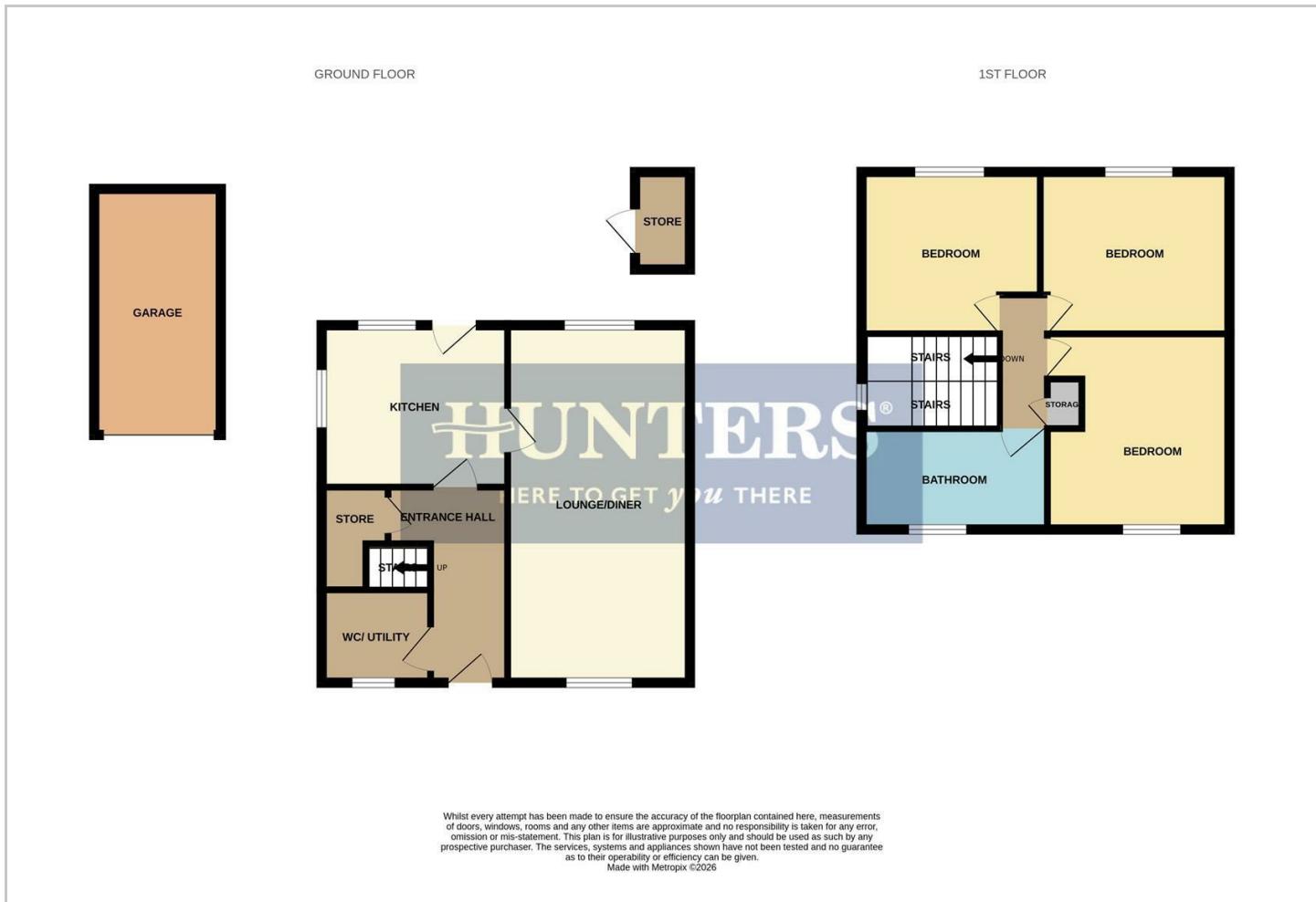
Hybrid Map



Terrain Map



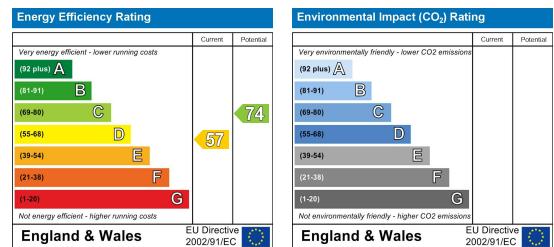
Floor Plan



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.