

# HUNTERS®

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## Bredon Avenue

Stourbridge, DY9 7NR





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## Front Of The Property

To the front of the property there is a tarmac driveway leading to a detached garage, lawn with shrub borders and gated side access.

## Porch

With a double glazed door to front, double glazed windows 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, doors to various rooms, double glazed window to side and a central heating radiator.

## Lounge

14'1" x 10'5" (4.3 x 3.2)

With a door leading from the entrance hall, double glazed window to front, decorate fire place with fitted fire and a central heating radiator.

## Kitchen

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

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, double glazed window to rear, space for cooker, hood above, stainless steel sink and drainer, plumbing for washing machine, space for further appliances, under stairs storage cupboard, tiled floor, double doors to dining room and a double glazed door to garden.

## Dining Room

8'10" x 8'6" (2.7 x 2.6)

With double doors leading from the kitchen, double glazed window to rear, laminate floor and space for dining table.

## Landing

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

### Bedroom One

12'1" x 9'6" (3.7 x 2.9)

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

### Bedroom Two

10'9" x 6'6" (3.3 x 2.0)

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

### Bedroom Three

9'10" x 6'10" max (3 x 2.1 max)

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

### Shower Room

With a door leading from the landing, shower, wash hand basin, double glazed window to rear, recessed spotlights, tiled floor and walls and a chrome heated towel rail.

### WC

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

### Garden

Accessed via a double glazed door leading from the kitchen and gated side access to a patio area, well maintained lawn and shrubs.



Road Map



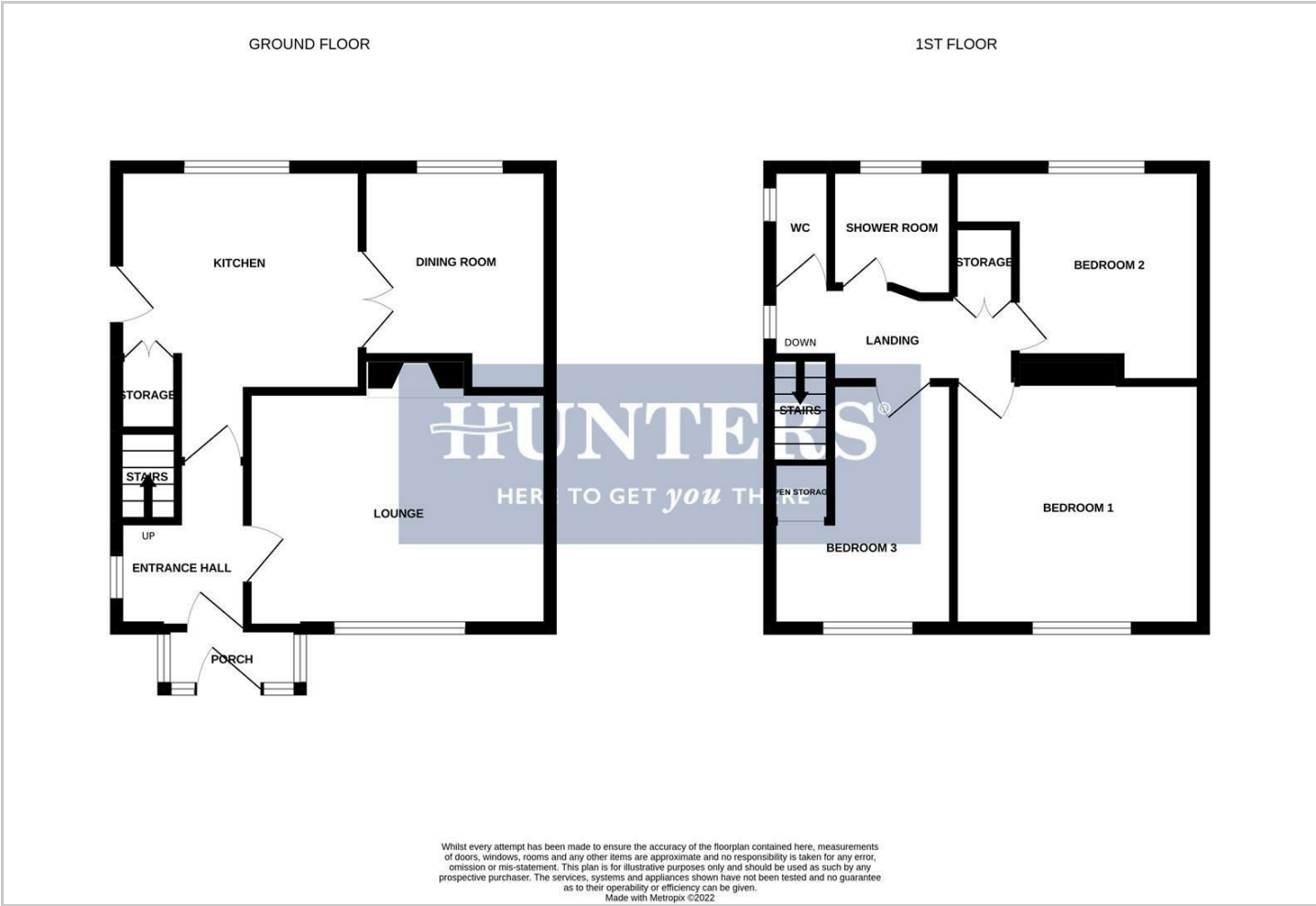
Hybrid Map



Terrain Map



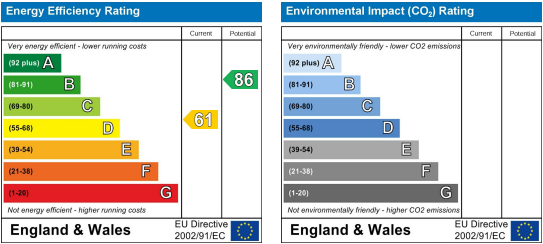
Floor Plan



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.