

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cathcart Road

Stourbridge, DY8 3UZ

£375,000



Council Tax: D





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## Front Of The Property

With a tarmac driveway leading to garage, and a shared driveway to Cathcart Road.

## Entrance Hall

With a double glazed door to front, loft access, two storage cupboards, laminate floor and a central heating radiator.

## Lounge

21'11" x 11'1" (6.70 x 3.38)

With a door leading from the entrance hall, double glazed patio doors to rear, door to kitchen, gas fire, decorative surround, laminate floor and two central heating radiators.

## Kitchen

12'9" x 5'6" (3.89m x 1.68m)

With a door leading from the lounge and to the utility, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob, integrated extractor fan, wall mounted boiler, double glazed window to rear, tiled floor and a central heating radiator.

## Utility

5'10" x 5'0" (1.78 x 1.53)

With a door leading from the kitchen, fitted base units, stainless steel sink and drainer, space for tall fridge freezer, plumbing for washing machine, double glazed window to side, double glazed door to side, tiled floor and a central heating radiator.

## Bedroom One

17'4" x 8'5" (5.3 x 2.58)

With a door leading from the entrance hall and to en suite, double glazed window to front, laminate floor and a central heating radiator.

## En Suite

With a door leading from the bedroom one, modern walk in shower cubicle, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor fan, double glazed window side and a chrome heated towel rail.

### Bedroom Two

12'1" x 8'5" (3.69 x 2.58)

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

### Bedroom Three

9'5" x 8'0" (2.88 x 2.46)

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

### Bathroom

With a door leading from the entrance hall, modern bath with shower attachment, WC, wash hand basin set into vanity unit, tiled walls and floor, double glazed window to rear, recessed spotlights, extractor fan and a chrome heated towel rail.

### Garden

With double glazed patio doors from the lounge to a block paved patio, decorative chipping stones with shrub borders, lawn and a further block paved patio to rear with steps leading up to a brick built summerhouse.

### Summerhouse

8'11" x 7'10" (2.72 x 2.39)

With double glazed french doors to the garden and tiled floor.

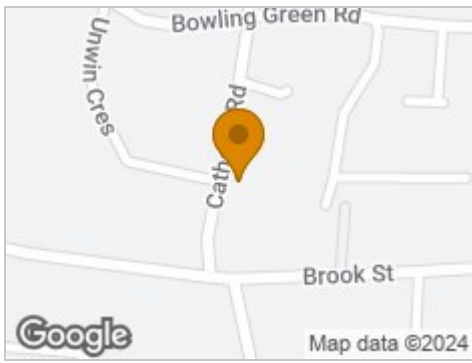
### Garage

17'2" x 8'7" (5.25 x 2.62)

With a garage door to front, power and light.



## Road Map



## Hybrid Map

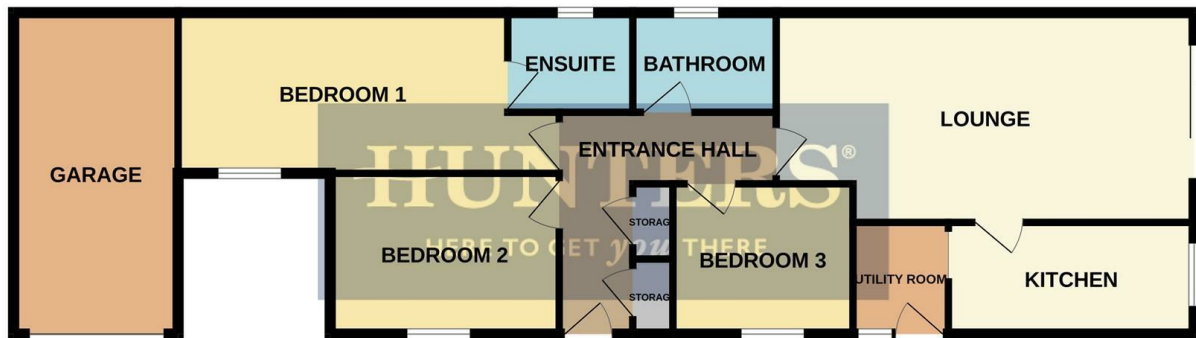


## Terrain Map



## Floor Plan

### GROUND FLOOR

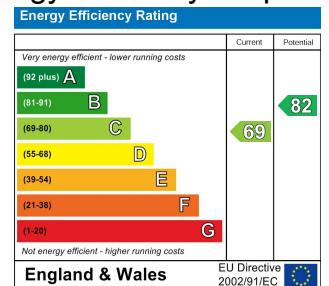


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.