

# HUNTERS<sup>®</sup>

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## Ridgewood Avenue

Stourbridge, DY8 4QH

£450,000



Council Tax: E



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## Front Of The Property

With a block paved driveway leading to a detached double garage, path to front door, lawn with shrub borders, outdoor lighting and gated side access.

## Entrance Hall

With a double glazed door to front, doors to rooms and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, part tiled walls, double glazed window to side and a central heating radiator.

## Kitchen

8'9" x 10'4" (2.69 x 3.15)

With a door leading from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, integrated double oven, gas hob, space for fridge and freezer, double glazed window to side, double glazed door to side, recessed spotlights and a central heating radiator.

## Lounge

17'7" x 11'2" (5.38 x 3.42)

With a door leading from the entrance hall, two archways opening to dining area, double glazed bow window to front, gas fire with decorative brick built surround and a central heating radiator.

## Dining Area

17'4" x 8'6" (5.30 x 2.60)

Opening from the lounge, double glazed window to front and a central heating radiator.

## Rear Hall

With doors to various rooms, storage cupboard and loft access.

## Bedroom One

15'2" x 11'5" (4.64 x 3.49)

With a door leading from the rear hall, double glazed window to rear, built in wardrobes and a central heating radiator.

### Bedroom Two

9'11" x 11'9" (3.04 x 3.60)

With a door leading from the rear hall, double glazed patio doors to rear and a central heating radiator.

### Bedroom Three

9'11" x 7'5" (3.04 x 2.28)

With a door leading from the rear hall, built in storage cupboard and a central heating radiator.

### Shower Room

With a door leading from the rear, shower cubicle, WC, wash hand basin, tiled walls, airing cupboard housing wall mounted boiler, double glazed window to side and a central heating radiator.

### Garden

With double glazed patio doors from bedroom two to a good size patio area, steps leading down to lawn with mature shrub borders, further patio, gated side access to both sides, outside tap and outdoor lighting.

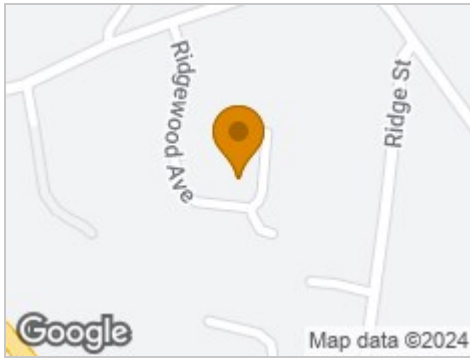
### Double Garage

20'2" x 18'3" (6.15 x 5.58)

With an electric garage door to front, two windows to rear, double glazed window to side, double glazed door to side, power and light.



## Road Map



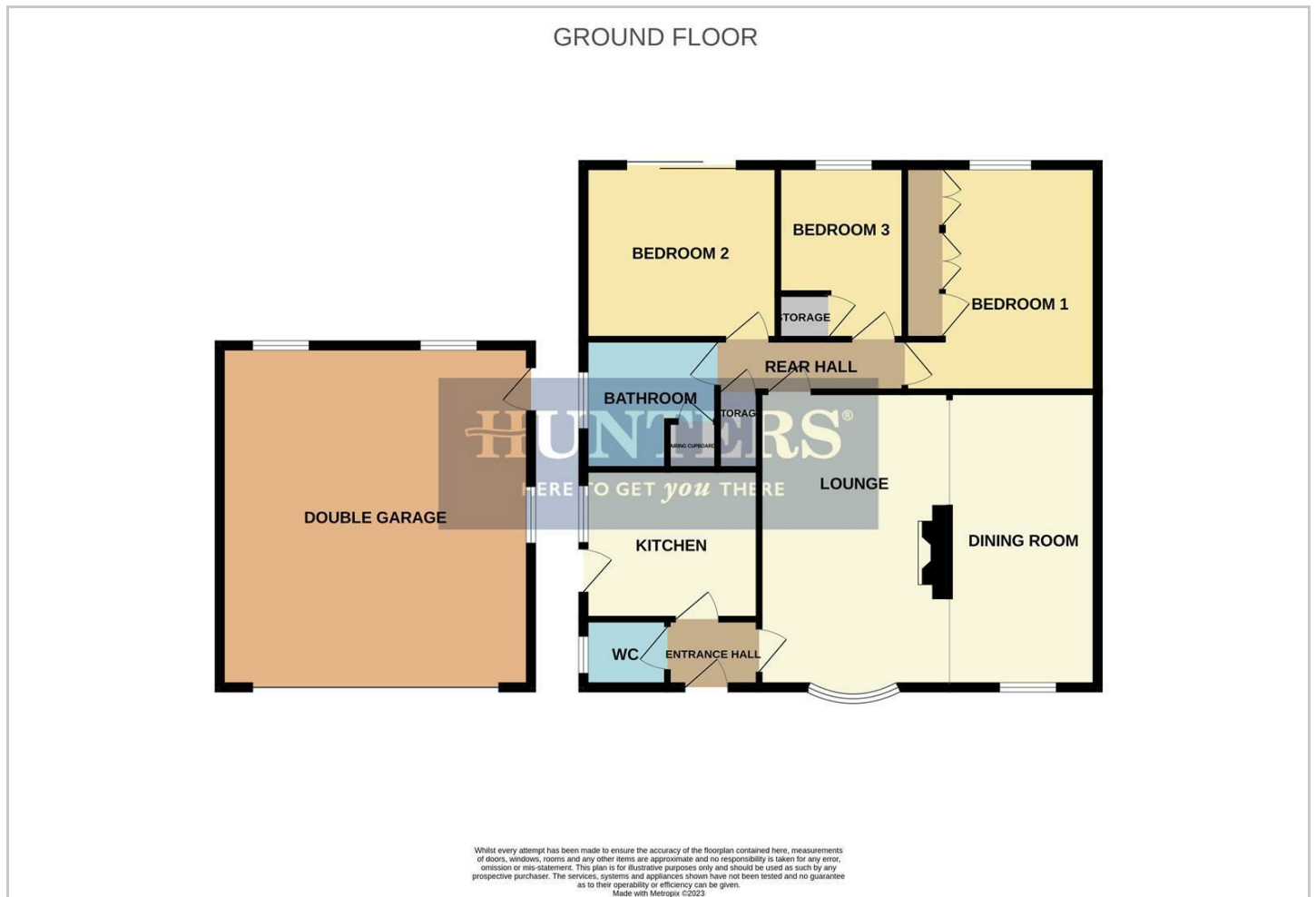
## Hybrid Map



## Terrain Map



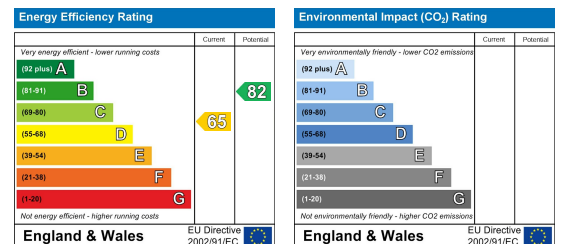
## Floor Plan



## 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.