

# HUNTERS<sup>®</sup>

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## Twickenham Court

Stourbridge, DY8 4QG



Council Tax: E



# Twickenham Court

Stourbridge, DY8 4QG

Offers In Excess Of £400,000



## Front Of The Property

With a block paved and tarmac driveway leading to garage, gated side access and a double glazed door to entrance hall.

## Porch

With double glazed double doors to front, tiled floor and a door to entrance hall.

## Entrance Hall

With a door from the entrance porch, built in storage cupboard, loft access and doors to rooms.

## Lounge

19'5" x 12'11" (5.92 x 3.96)

With a door leading from the entrance hall, gas fire, wall lights, double doors to dining room, three double glazed windows to side and a central heating radiator.

## Dining Room

10'6" x 11'2" (3.21 x 3.42)

With double doors from the lounge, patio doors to the conservatory and a central heating radiator.

## Conservatory

10'6" x 9'8" (3.22 x 2.95)

With patio doors from the dining room, ceiling light and fan, patio doors to rear garden and tiled floor.

## Kitchen

13'10" x 7'8" (4.23 x 2.35)

With a door leading from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated double oven, gas hob, extractor fan, plumbing for dishwasher, integrated fridge freezer, double glazed window to side, tiled floor and a door to the breakfast room/utility.

## Breakfast Room/Utility Area

10'5" x 9'1" (3.18 x 2.77)

With a door from the kitchen, fitted wall and base units, work surfaces with tiled splashback, sink, space for tall fridge freezer, plumbing for washing machine, space for tumble dryer, wall mounted boiler, window to rear, double glazed door to rear, loft access via ladders to a useful area suitable for hobbies or studying, double glazed door to driveway, tiled floor and a central heating radiator.

### Hobby/Study Area

10'5" x 12'10" (3.2 x 3.93)

With drop down ladders from the utility area, double glazed window to rear, power, light and a central heating radiator.

### Bedroom One

16'0" x 9'10" (4.9 x 3.02)

With a door from the entrance hall, double glazed bow window to front, fitted wardrobes, built in chest of drawers and a central heating radiator.

### Bedroom Two

10'5" x 10'10" (3.20 x 3.32)

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

### Bathroom

With a door from the entrance hall, corner whirlpool bath, fitted glass shower screen, shower over, WC, wash hand basin set into vanity unit, double glazed window to side, built in wall cabinets, recessed spotlights and a chrome heated towel rail.

### Garden

With access from the breakfast room and conservatory to a patio, steps and path leading to lawn, outdoor lighting, power points, outside tap, door to garage and gated side access.

### Garage

15'0" x 8'9" (4.59 x 2.69)

With a garage door to front, double glazed window to rear, door to rear garden, power and light.



## Road Map



## Hybrid Map



## Terrain Map

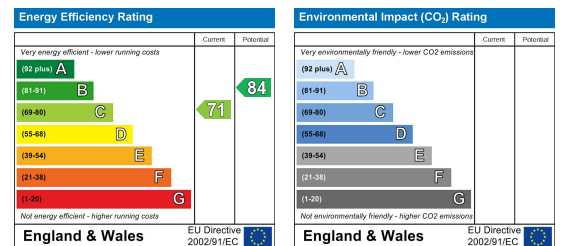


## Floor Plan



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.