

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lords Lane

Stourbridge, DY7 5PE

Offers In The Region Of £305,000



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Council Tax: C



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## Front Of The Property

With a block paved driveway leading to garage, path to front door, gated side access, outdoor lighting, patio with seating area and shrub borders.

## Entrance Hall

With a double glazed door to front, doors to rooms, loft access, recessed spotlights, tiled floor and a central heating radiator.

## Lounge Diner

19'3" x 12'9" (5.87 x 3.90)

With a door from the entrance hall, double doors to the conservatory, gas fire with decorative surround, double glazed window to side, wall lights and a central heating radiator.

## Conservatory

8'10" x 12'9" (2.7 x 3.9)

With a double door from the lounge diner, tiled floor, double doors to the rear garden, wall lights and ceiling fan.

## Kitchen

12'0" x 6'0" (3.66 x 1.83)

With a door from the entrance hall, fitted with wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated oven, gas hob, stainless steel cooker hood, integrated fridge, plumbing for washing machine, double glazed window to front, extractor fan, recessed spotlights, tiled floor and a central heating radiator.

## Bedroom One

12'2" x 10'6" (3.73 x 3.21)

With a door from the entrance hall, fitted wardrobes, recessed spotlights, double glazed window to rear and a central heating radiator.

## Bedroom Two

10'7" x 6'11" (3.23 x 2.13)

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

### Shower Room

With a door from the entrance hall, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, recessed spotlights, extractor fan, double glazed window to front and a central heating radiator.

### Garage

16'8" x 8'6" (5.1 x 2.6)

With an electric garage door to front, power, light and extra storage to rear.

### Garden

With double glazed french doors from the conservatory to a patio leading to decorative chipping stones, raised shrub borders, gate leading to rear woodlands and a path to the side gate.



## Road Map



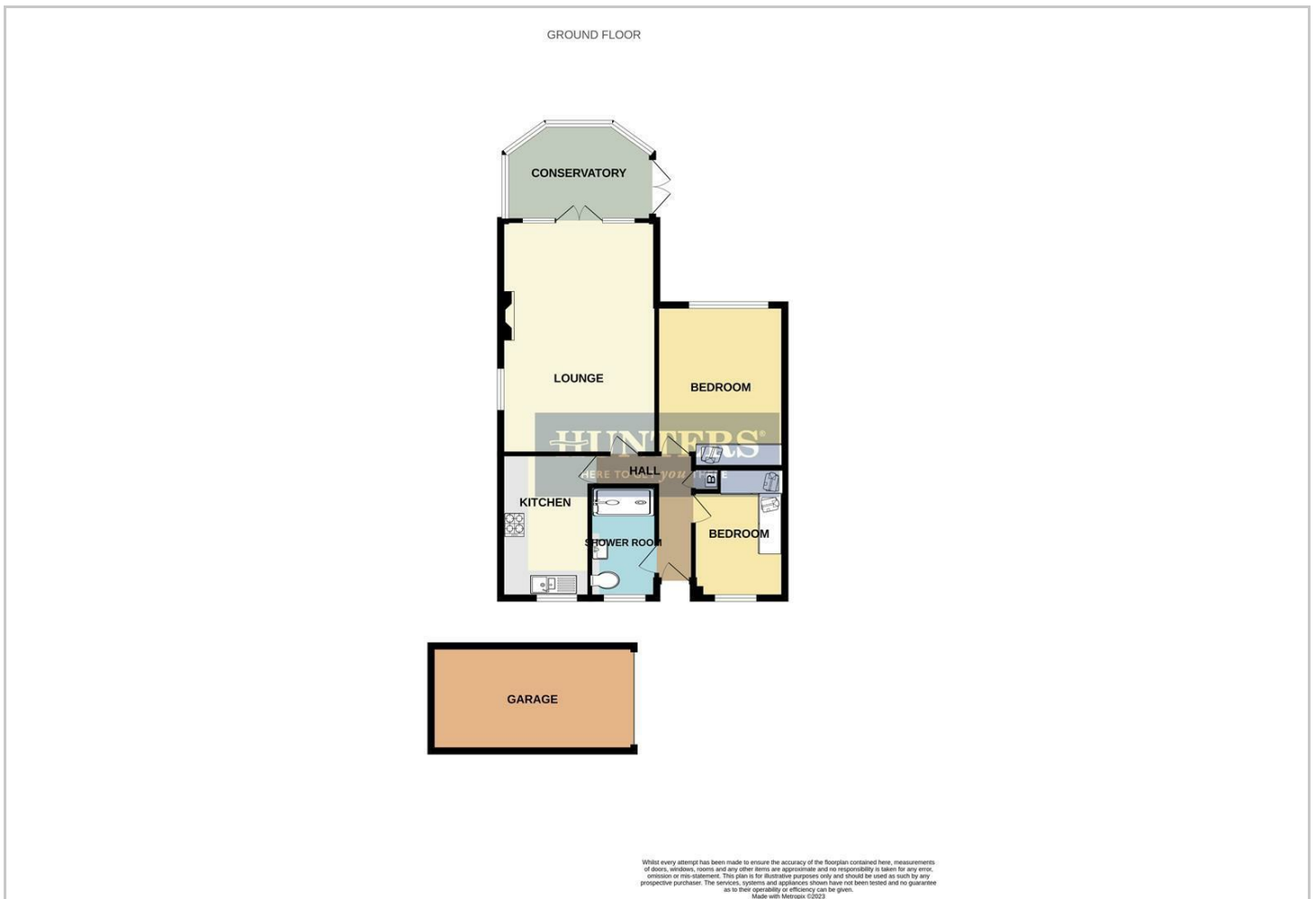
## Hybrid Map



## Terrain Map



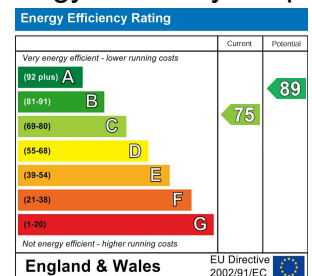
## Floor Plan



## 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.