

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Damson Cottage

Churchill, DY10 3LY

£385,000



Council Tax: D



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## Front Of The Property

With a path leading from the parking with steps to the front door, to the front of the barn conversions are well maintained communal gardens with mature shrubs.

## Entrance Hall

With a door to front, doors to rooms, useful storage cupboard, stairs to the first floor landing and a central heating radiator.

## Lounge

16'8" x 12'5" (5.1 x 3.8)

With a door from the entrance hall this cosy lounge has a double glazed window to front and two to the rear, gas fire with decorative surround and a central heating radiator.

## Cloakroom

With a door from the entrance hall, double glazed window to rear, WC and wash hand basin.

## Kitchen Breakfast Room

16'0" x 7'6" (4.9 x 2.3)

With a door from the entrance hall this modern kitchen has been re fitted with quartz work surfaces and matching up stands, integrated double electric oven, gas hob with stainless steel cooker hood, integrated fridge, freezer, washer dryer and dishwasher, Belfast sink, cupboard housing boiler, double glazed windows to the front and rear and a central heating radiator.

## Landing

With stairs from the entrance hall, double glazed window to front and doors to rooms.

## Bedroom One

13'1" x 10'5" (4 x 3.2)

With a door from the landing, double glazed window to front, a central heating radiator, door to the en suite, open to the dressing area with fitted wardrobes and double glazed window to rear.

## Shower Room

With a door from bedroom one this modern re fitted shower room has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to rear, part tiled walls, recessed spotlights and a traditional style central heating radiator.

## Bedroom Two

11'5" x 9'10" (3.5 x 3)

With a door from the landing and to the en suite bathroom, two double glazed windows to front, fitted wardrobes and a central heating radiator.

## Bathroom

With a door from bedroom two, bath with shower attachment, WC, wash hand basin, double glazed window to rear, part tiled walls, airing cupboard, recessed spotlights and a column central heating radiator.

## Parking & Grounds

This property has one parking space with further visitor spaces. There are well manicured communal grounds which provide a lovely outlook over to the Church.

## Garage

16'4" x 8'6" (5 x 2.6)

With an up and over door to front, power and light.

## Agents Notes

Residents are not permitted to keep dogs or have children living permanently below the age of 13 however short stays are welcome. The owners have an 1/8th share in the Management Company which owns the surrounding land around the barn conversions. There is a maintenance charge of £30 per calendar month plus £35 per month payable for gardening.



## Road Map



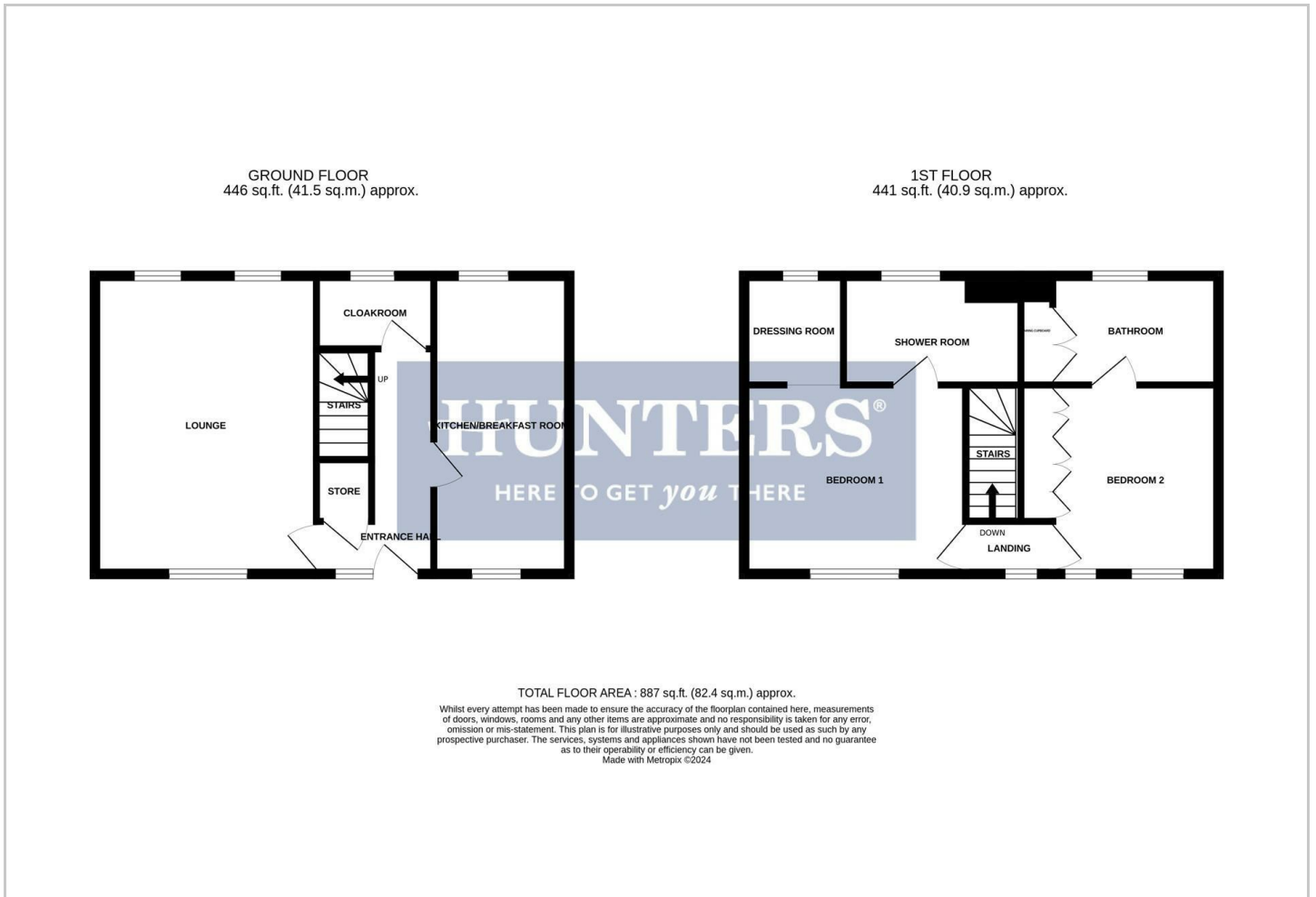
## Hybrid Map



## Terrain Map

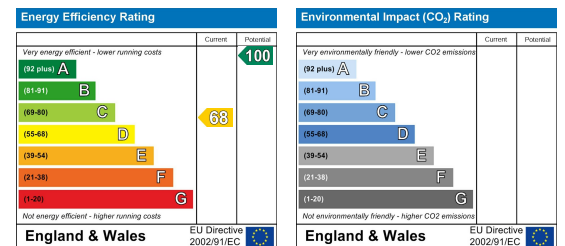


## Floor Plan



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.