

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Park Avenue

Stourbridge, DY8 3NH

Offers In The Region Of £385,000



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Council Tax: C





# 24 High Park Avenue

Stourbridge, DY8 3NH



## Front Of The Property

With a block paved driveway leading to garage, wall to front with shrub borders and path to side leading to the front door.

## Entrance Hall

With a double glazed door to the front of the property, doors to various rooms and stairs leading to the first floor landing.

## Cloakroom

With a door leading from the entrance hall, WC, and wash hand basin set into vanity unit with tiled splashback.

## Lounge

11'11" x 17'3" (3.65 x 5.27)

With a door leading from the entrance hall, feature gas log effect fireplace with tiled hearth, wooden mantle, recessed spotlights, oak floor, double glazed patio doors to the rear garden, oak floor and two central heating radiators.

## Kitchen Family Room

12'0" x 17'3" (3.68 x 5.27)

With a door leading from the entrance hall, this modern fitted kitchen has a range of wall and base units, Quartz work surfaces with tiled splashback, stainless steel sink, integrated oven, induction hob, integrated dishwasher, fridge and freezer, double glazed windows to front and side, recessed spotlights, oak flooring, open to and two central heating radiators.

## Utility Area

8'6" x 4'9" (2.6 x 1.46)

With a door from the kitchen, fitted with wall and base units, work surfaces with tiled splash back, one and a half stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and a double glazed door to rear.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and airing cupboard housing wall mounted boiler.

## Bedroom One

With a door leading from the landing, engineered oak floor, double glazed window to rear and a central heating radiator.

## Bedroom Two

With a door leading from the landing, engineered oak floor, double glazed window to front and a central heating radiator.

## Bedroom Three

With a door leading from the landing, engineered oak floor, double glazed window to front and a central heating radiator.

## Bedroom Four

With a door leading from the landing, engineered oak floor, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from the landing, bath with

shower over fitted glass shower screen, WC, wash hand basin, recessed spotlights, double glazed window to side, extractor fan and a heated towel rail.

## Garden

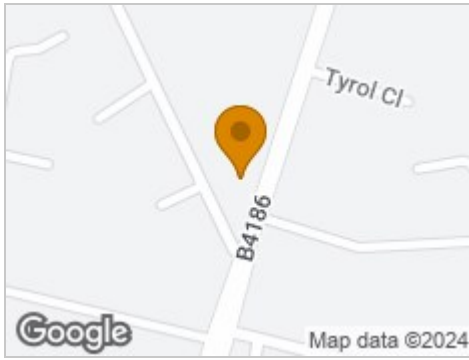
With access from the lounge and utility to decking, outdoor lighting and tap, lawn beyond, decorative mature shrub borders and a garden shed to rear.

## Garage Store

With a garage door to front, power, light and a door to the kitchen.



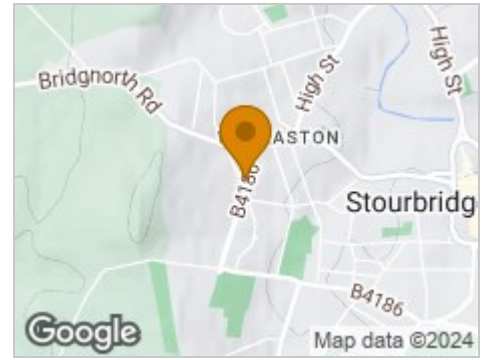
## Road Map



## Hybrid Map



## Terrain Map



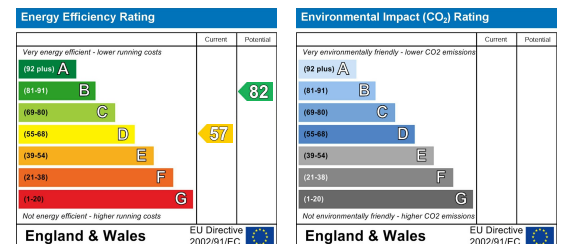
## Floor Plan



## 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.