

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Guardians Walk

Stourbridge, DY8 5TH

£275,000



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## Front of the Property

With a tarmac driveway to side, up and over door to garage, gates side access, lawn area and steps leading to front door.

## Entrance Hall

With a door to front, stairs to first floor landing, doors leading to various rooms and a central heating radiator.

## W/C

With a door leading from the entrance hall, W/C, wash hand basin, double glazed window to front and a central heating radiator.

## Lounge

16'0" x 9'7" (4.88 x 2.94 )

With a door leading from the entrance hall, double glazed window to front and rear and two central heating radiators.

## Kitchen Dining Room

17'0" x 10'8" (5.19 x 3.26)

With a door leading from the entrance hall, range of fitted wall and base units with work surfaces above and tiled splash back, space for tall fridge freezer, one and a half bowl sink and drainer, integrated dish washer, washing machine and oven, gas hob with stainless steel cooker hood, space for dining table, tiled floor, double glazed window to front, double glazed door leading to conservatory and two central heating radiators.

## Conservatory

With a double glazed door leading from the kitchen, surrounding double glazed windows and double glazed french doors leading to the garden.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, and a central heating radiator.

## Bedroom One

13'9" max x 8'11" (4.21 max x 2.73)

With a door leading from the landing, door leading to en suite, double glazed window to front and a central heating radiator.

## En Suite

With a door leading from bedroom one, fully tiled walls and floor, walk in shower cubicle, W/C, wash hand basin, double glazed window to front, extractor fan and a chrome heated towel rail.

### Bedroom Two

9'10" x 8'1" (3.02 x 2.47)

With a door leading from the landing, storage cupboard, double glazed window to front and a central heating radiator.

### Bedroom Three

7'8" x 6'7" (2.35 x 2.01)

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

### Bathroom

With a door leading from the landing, part tiled walls, tiled floor, W/C, bath with waterfall shower over, wash hand basin, extractor fan, double glazed window to side and chrome heated towel rail.

### Garden

With double glazed french doors leading from the conservatory, decking area, lawn area beyond, double glazed door to garage, outdoor power points and gated side access.

### Garage

17'4" x 8'7" (5.3 x 2.62)

With a door leading from the garden, up and over door to front, power and light.



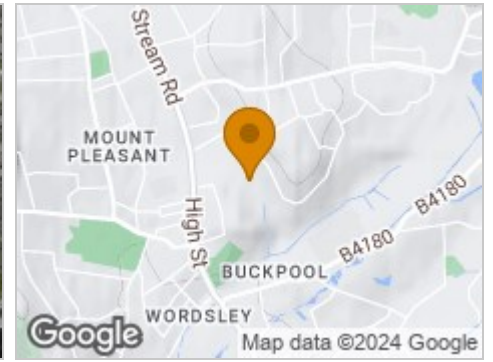
## Road Map



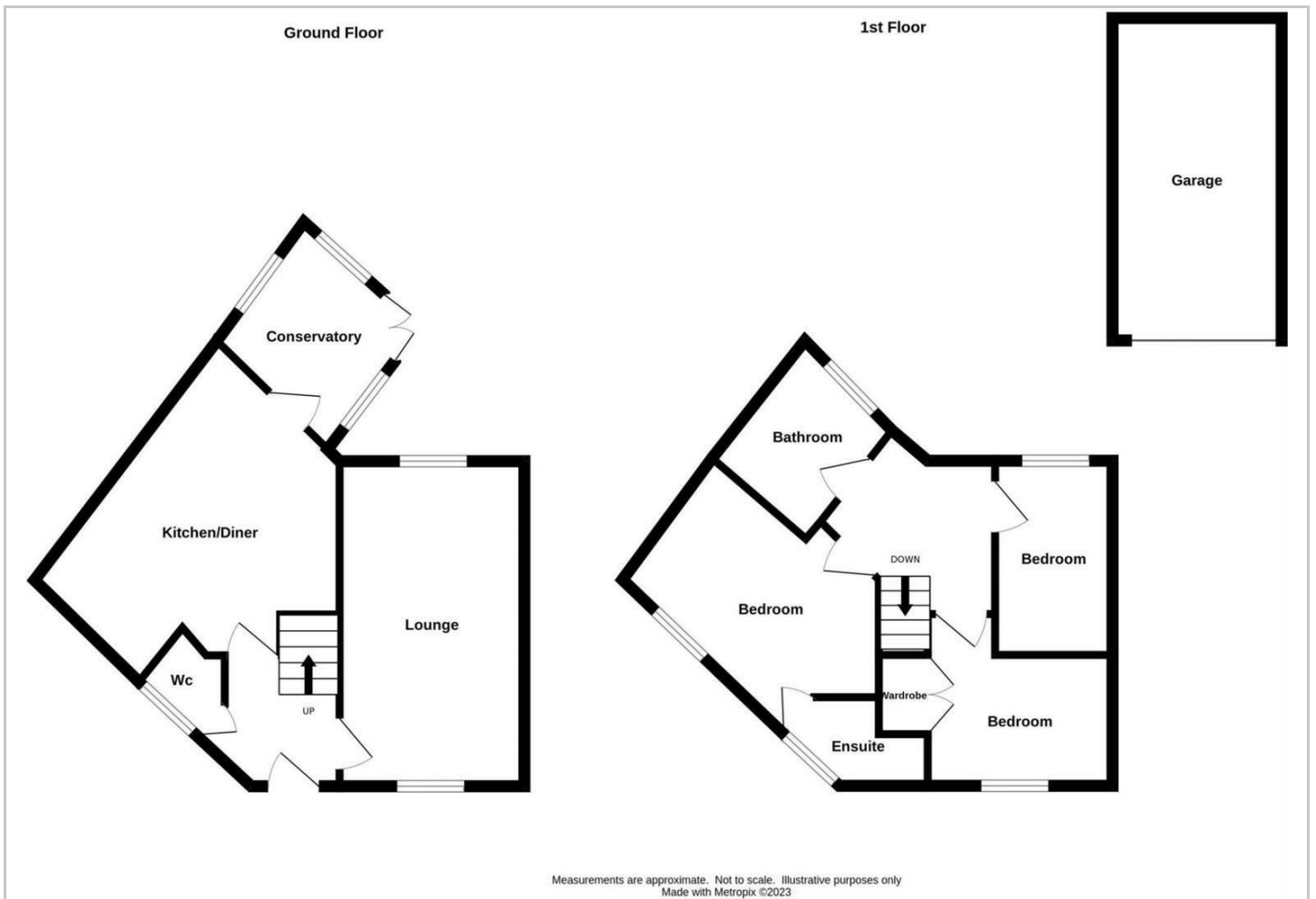
## Hybrid Map



## Terrain Map



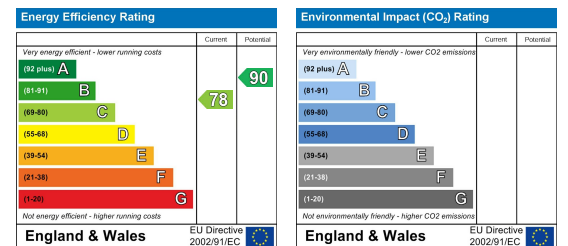
## Floor Plan



## 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.