

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**South Avenue**  
Stourbridge, DY8 3XY

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Council Tax: C



# South Avenue

Stourbridge, DY8 3XY

£325,000



## ENTRANCE HALL

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

## LOUNGE

12'1" x 10'4" (3.69 x 3.15)

With a door leading from the entrance hall, double glazed window to front with fitted shutter blinds, fireplace with decorative surround and a central heating radiator.

## DINING ROOM

13'9" x 11'11" (4.21 x 3.65)

With a door leading from the entrance hall, double glazed window to rear, fireplace with decorative surround, door to understairs storage cupboard, with further door to ground floor cloakroom, door to kitchen and a central heating radiator.

## CLOAKROOM

With a door leading from the dining room. WC and wash hand basin with tiled splash back.

## REAR HALL

With a door leading from the dining room, double glazed door to rear garden, stable door to side entry and opening to kitchen breakfast room.

## KITCHEN/BREAKFAST ROOM

20'5" x 7'5" (6.23 x 2.28)

With a door leading from the rear hall, fitted kitchen with a range of wall and base units, work surfaces with tiled splash back, integrated electric oven, gas hob, extractor above, plumbing for washing machine, plumbing for dishwasher, space for tall fridge freezer, cupboard housing wall mounted boiler, double glazed window to rear, space for breakfast table, double glazed french doors to rear garden and a central heating radiator.

## LANDING

With stairs leading from the entrance hall, doors to various rooms and stairs leading to second floor landing.

## BEDROOM ONE

13'3" x 12'0" (4.06 x 3.66)

With a door leading from the first floor landing, original feature fire surround, double glazed window to front with fitted shutter blinds, built in storage cupboard and a central heating radiator.

## BEDROOM TWO

11'11" x 7'8" (3.65 x 2.36)

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

## BATHROOM

With a door leading from the first floor landing, bath with separate walk in shower cubicle, WC, wash hand basin, part tiled walls. recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

## SECOND FLOOR LANDING

With stairs leading from the first floor landing, double glazed window to side and doors to various rooms.

## BEDROOM THREE

15'9" x 7'1" (4.81 x 2.16)

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

## BEDROOM FOUR

12'0" x 6'6" (3.66 x 2)

With a door leading from the second floor landing, further door to bedroom three, two skylight windows to front and a central heating radiator.

## REAR GARDEN

With double glazed french doors from the kitchen breakfast room, further double glazed door from the rear hall to a patio area, leading to a good size lawn with shrub borders and garden shed to rear.



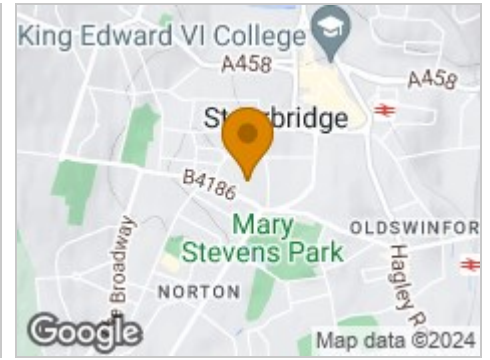
## Road Map



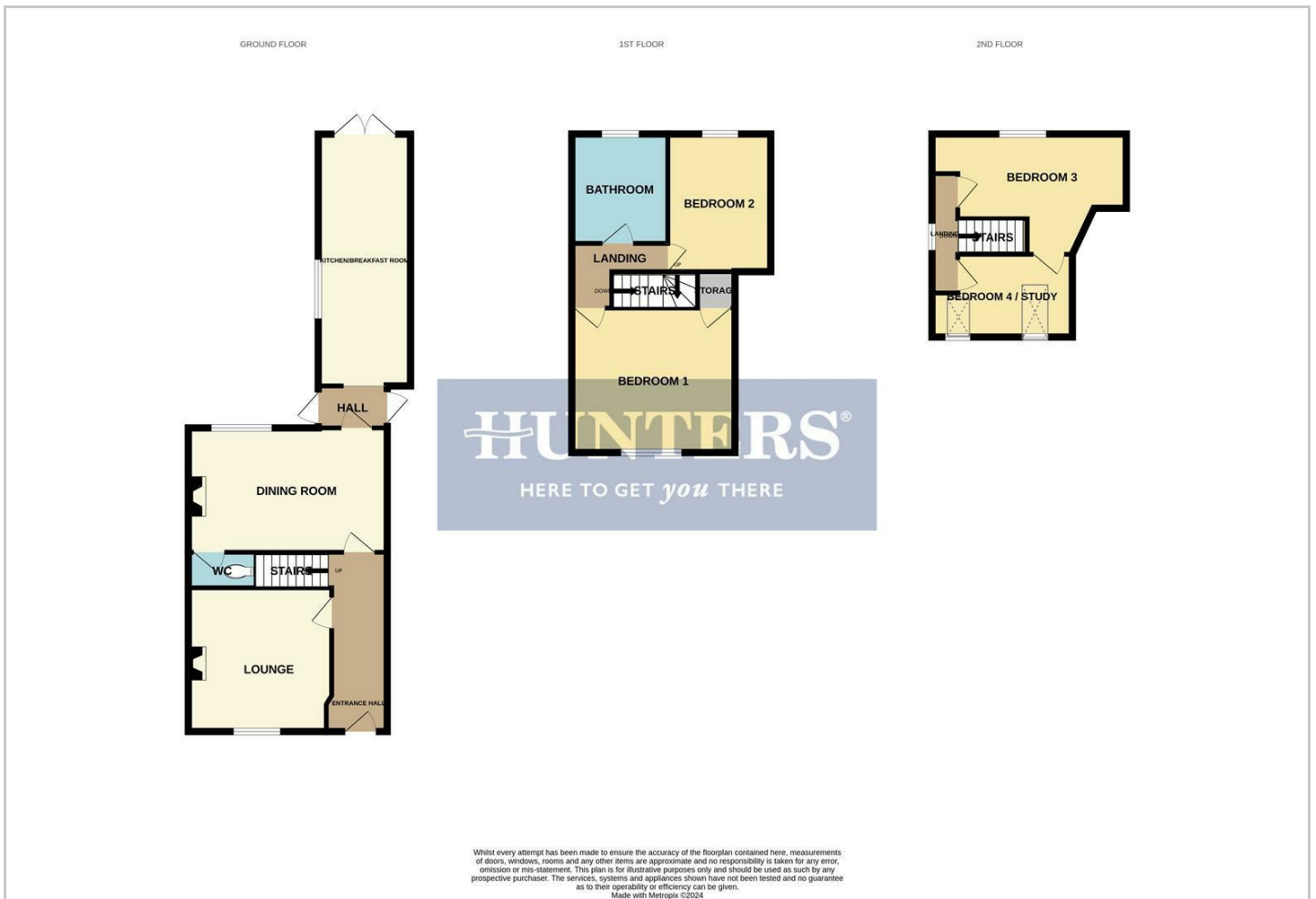
## Hybrid Map



## Terrain Map

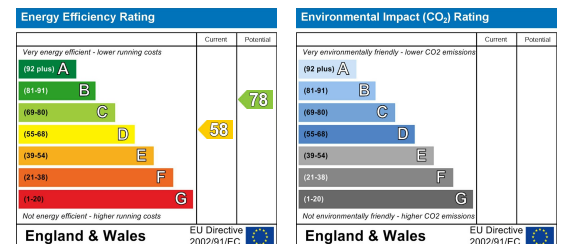


## Floor Plan



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.