

# HUNTERS®

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## West Street

Old Quarter, Stourbridge, DY8 1XN



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Offers In The Region Of £250,000



## Front of The Property

To the front of the property beyond dwarf wall and low level gate there is a pathway with canopy and double glazed composite door leading to entrance hall.

## Dining Room

11'1" x 10'5" (3.4 x 3.2)

With a double glazed composite door leading from the front of the property, space for dining table, feature fire place with a decorative tiled hearth, wood burning stove, double glazed bay window to front, shutters, laminate floor and a central heating radiator.

## Lobby

With doors leading from the dining room and lounge, further door and stairs down to cellar and laminate floor.

## Lounge

12'5" x 11'5" (3.8 x 3.5)

With a door leading from the lobby, space for seating, feature fire place with wood burner and slate hearth, door and stairs leading to landing, feature stained glass door leading to kitchen, laminate floor, double glazed window to rear and a central heating radiator.

## Kitchen

17'8" x 5'10" (5.4 x 1.8)

With a stained glass door leading from the lounge, matching wall and base units, wooden work surfaces with matching upstands, one and a half bowl stainless steel sink and drainer with tiled splash back, integrated fridge and freezer, integrated oven, gas hob, plumbing for washing machine, housed central heating boiler, space for small breakfast table, recessed spotlights, double glazed window to side, double glazed french doors to garden, tiled floor and central heating radiator.

## Landing

With stairs leading from the lounge, further stairs leading to bedroom one and doors to various rooms.

## Bedroom One

14'1" x 11'5" (4.3 x 3.5)

With stairs leading from the landing, built in wardrobes, double glazed sky light window to front, double glazed window to rear, shutters and a central heating radiator.

### Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

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

### Bedroom Three

9'6" x 6'6" (2.9 x 2)

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

### Shower Room

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

### Cellar

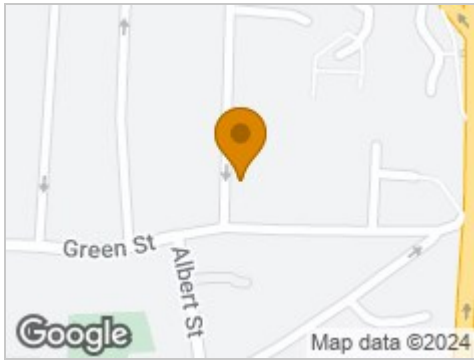
With stairs leading from the lobby, useful storage space, light and power.

### Garden

With a door leading from the kitchen to a decked seating area, decorative chipping stones, pergola, well maintained lawn, partly walled, shrubs and garden shed.



## Road Map



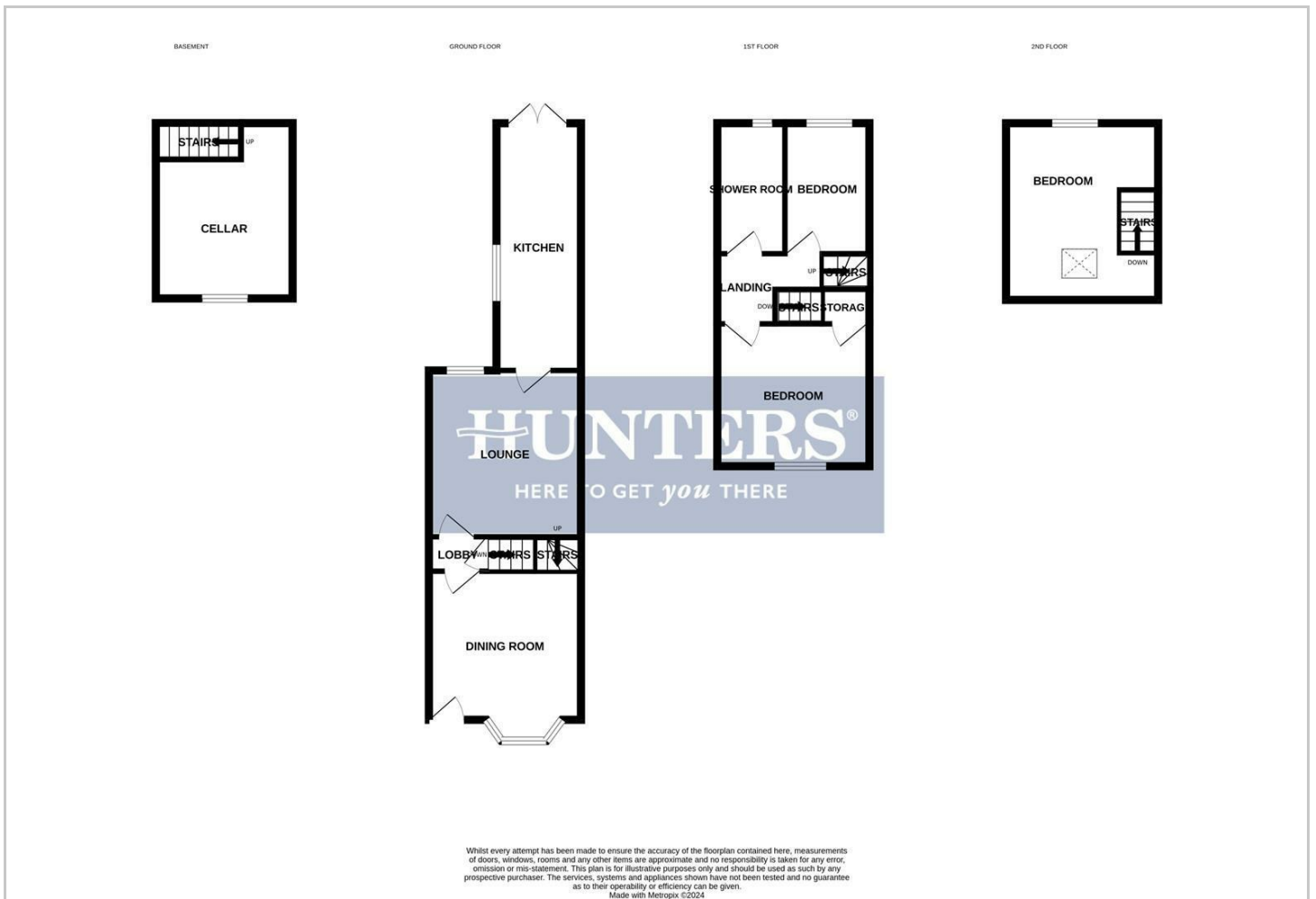
## Hybrid Map



## Terrain Map



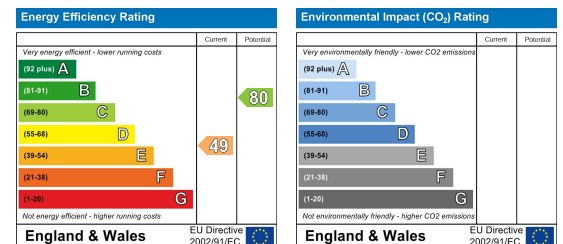
## Floor Plan



## 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.