

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lawnswood Road

Stourbridge, DY8 5LW

£460,000



# 156 Lawnswood Road

Stourbridge, DY8 5LW

£460,000



## Front of the Property

With a block paved driveway to front, mature shrub borders, roller shutter door to garage, side access and double glazed french doors leading to entrance porch.

## Entrance Porch

With double glazed french doors to front, double glazed windows to front, tiled floor and double glazed door to entrance hall.

## Entrance Hall

With a double glazed door to front, double glazed windows to front, doors leading to various rooms, stairs leading to the first floor landing, storage cupboard and two central heating radiators.

## Dining Room

12'4" into bay x 11'11" (3.76 into bay x 3.64)

With a door leading from the entrance hall, space for dining table, double glazed bay window to front, gas fire place and a central heating radiator.

## Lounge

14'8" x 11'11" (4.48 x 3.64)

With a door leading from the entrance hall, gas fire with decorative surround, double glazed sliding patio door leading to conservatory, and a central heating radiator.

## Conservatory

10'5" x 10'1" (3.18 x 3.09)

With a double glazed sliding door from the lounge, this glass roof conservatory has double glazed patio doors leading to the garden, double glazed windows to side and rear, electric heater and tv point.

## Kitchen

8'9" x 10'5" (2.68 x 3.2)

With a door leading from the entrance hall, range of fitted wall and base units with worksurfaces over, tiled splash back, integrated dishwasher, integrated oven, gas hob, space for tall fridge freezer, recessed spotlights, double glazed window to rear, door leading to utility and a central heating radiator.

## Utility Room

13'8" x 8'2" (4.17 x 2.51)

With a door leading from the kitchen, storage cupboard, fitted wall and base units, plumbing for washing machine, stainless steel sink and drainer, tiled floor, door leading to W/C, double glazed door leading to garden, double glazed window to rear, door leading to garage and a central heating radiator.

## Cloakroom

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

## Garage

15'11" x 11'9" (4.86 x 3.6)

With a door leading from the utility, roller shutter door to front, power and light.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, double glazed window to side and loft access.

## Bedroom One

13'2" x 10'0" front of wardrobe (4.02 x 3.06 front of wardrobe)

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

## Bedroom Two

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

## Bedroom Three

10'0" x 9'10" (3.05 x 3.02)

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

## Wet Room

With a door leading from the landing, W/C, wash hand basin, tiled walls, storage cupboards, extractor fan, double glazed window to rear and a central heating radiator.

## Garden

With a double glazed door leading from the utility, double glazed patio doors leading from the conservatory, patio area, steps leading to lawn, mature shrub borders, outdoor tap, outdoor power points, gates access to shed / side.



