

HUNTERS[®]

HERE TO GET *you* THERE



Agenoria Drive

Stourbridge, DY8 3TJ

£400,000



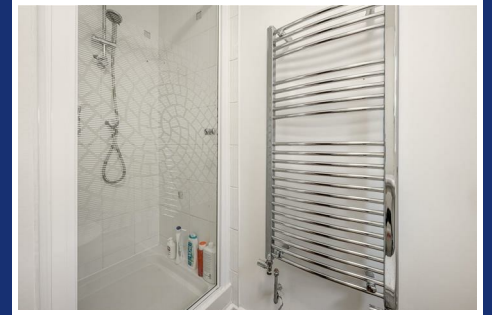
Council Tax: D



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Front Of The Property

With a blocked paved driveway leading to garage, path to front door and gated side access.

Entrance Hall

With a double glazed door to front, double glazed window and doors to rooms.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to front and a central heating radiator.

Lounge

15'6" x 15'6" (4.73 x 4.74)

With a door from the entrance hall, double glazed bow window to front, stairs leading to the first floor landing, laminate floor and two central heating radiators.

Kitchen

15'5" x 8'3" (4.72 x 2.54)

With a door leading from the lounge to this modern fitted kitchen, with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated double oven, gas hob, stainless steel cooker hood, integrated dishwasher, fridge and freezer, door to utility, double glazed window to rear, double glazed door to conservatory and a door to bedroom four.

Utility

With a door from the kitchen, double glazed window to side, sink and drainer, plumbing for washing machine and space tumble dryer.

Conservatory

11'6" x 7'8" (3.51 x 2.36)

With a double glazed door from the kitchen, wall lights, electric wall mounted heater, underfloor heating, double glazed window to rear and double glazed french doors to the rear garden.

Bedroom Four

11'0" x 9'8" (3.37 x 2.95)

With a door from the kitchen and to the en suite, double glazed window to rear and a central heating radiator.

En Suite

With a door from bedroom four, shower cubicle, WC, wash hand basin, part tiled walls, extractor fan, double glazed window to side and a central heating radiator.

Landing

With stairs leading from the lounge, doors to rooms, storage cupboard, loft access, double glazed window to side and a central heating radiator.

Bedroom One

15'8" x 9'0" (4.8 x 2.76)

With a door leading from the first floor landing, mirror fronted wardrobes, double glazed window to front and a central heating radiator.

Bedroom Two

8'10" x 8'2" (2.70 x 2.49)

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

Bedroom Three

9'5" x 6'2" (2.88 x 1.88)

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

Bathroom

With a door from the first floor landing, bath with shower over, WC, wash hand basin, fully tiled walls, extractor fan, shaver point, double glazed window to rear and a central heating radiator.

Garden

With double glazed french doors from the conservatory to a patio area with artificial lawn beyond, with raised shrub borders, outdoor lighting, outside tap, gated side access and a large insulated garden shed.

Garage

13'1" x 8'2" (4 x 2.5)

With a garage door to front, power, light and a wall mounted boiler.

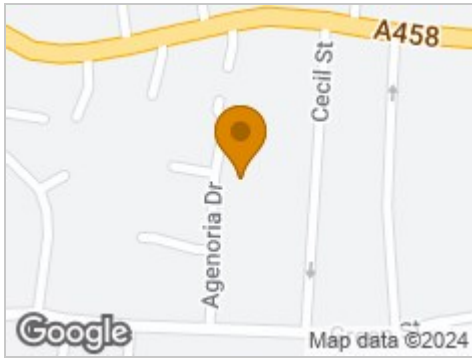
Insulated Shed

15'5" x 9'6" (4.72 x 2.91)

Fitted with power, light, four windows to side and doors leading to patio area.



Road Map



Hybrid Map



Terrain Map



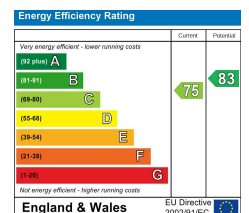
Floor Plan



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.