

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Giles Row, Lower High Street

Stourbridge, DY8 1TR

£120,000



Council Tax: B



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## Entrance Hall

With a door from the communal hall, doors to various rooms, recessed spotlights, two built in storage cupboards and a central heating radiator.

## Lounge

14'6" x 14'1" ( 4.42 x 4.31)

With a door from the entrance hall, opening to the kitchen, wall lights, laminate floor, double glazed window to rear and two central heating radiators.

## Kitchen

7'11" x 6'11" (2.43 x 2.13)

Opening from the lounge, this fitted kitchen has a range of wall and base units, work surfaces with tiled splashback, sink and drainer, integrated oven, gas hob with extractor fan above, integrated fridge and washing machine, recessed spotlights, double glazed window to side and a wall mounted boiler.

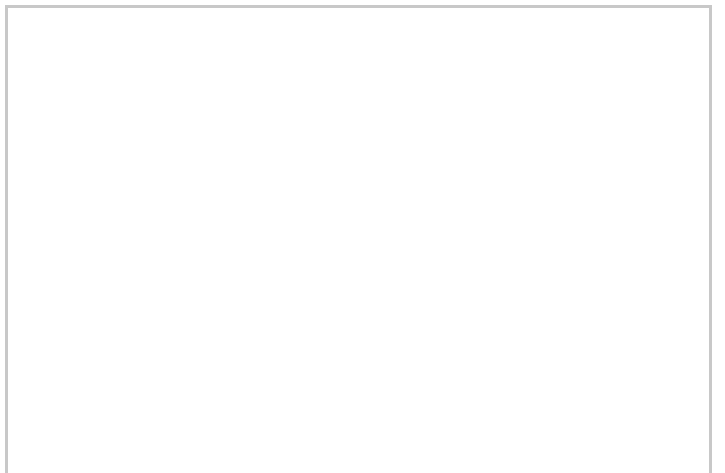
## Bedroom One

10'5" x 9'6" (3.19 x 2.92)

With a door from the entrance hall, double glazed window to front and a central heating radiator.

## Bathroom

With a door from the entrance hall, bath with shower over, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, double glazed window to side and a central heating radiator.



## Road Map



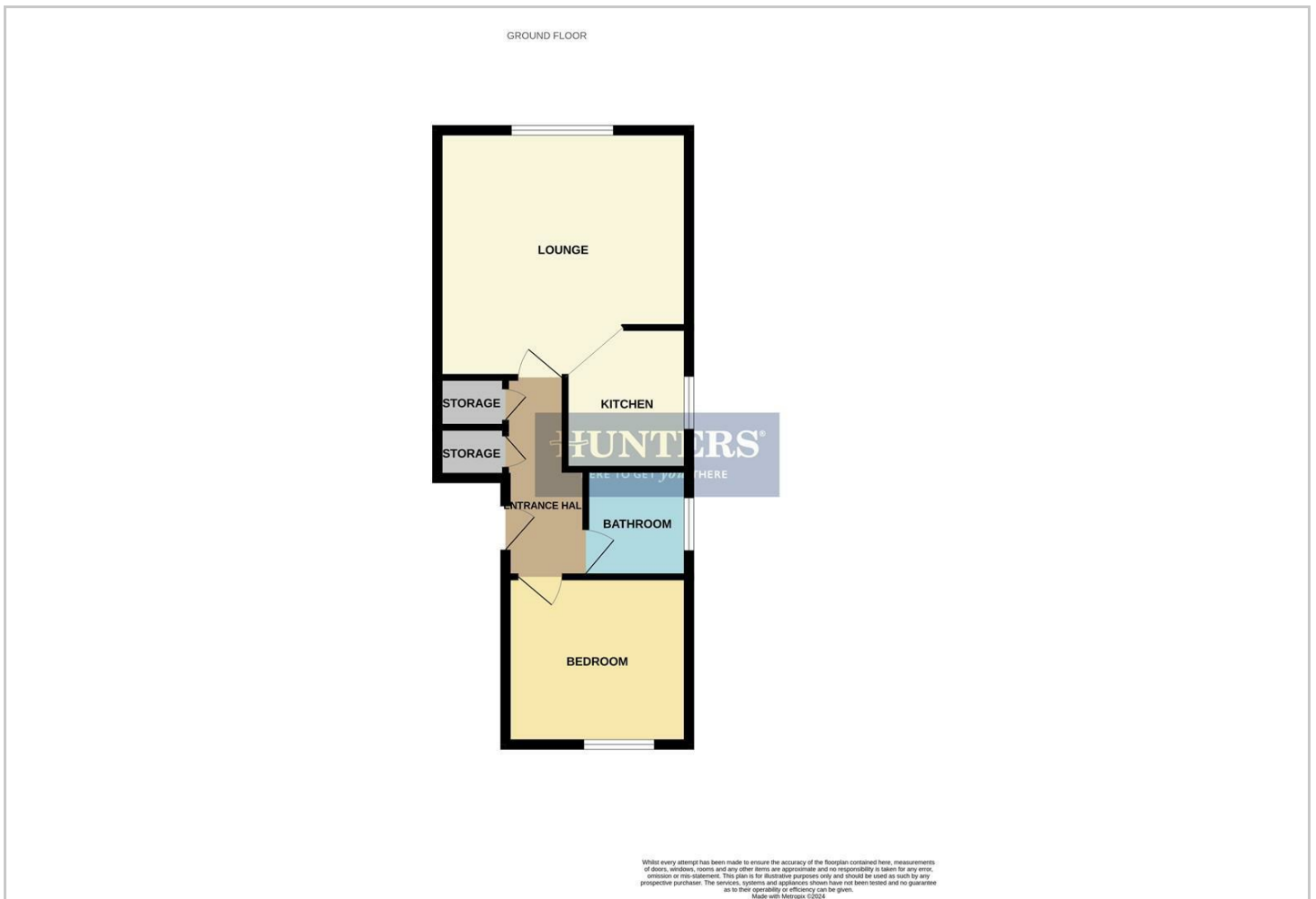
## Hybrid Map



## Terrain Map



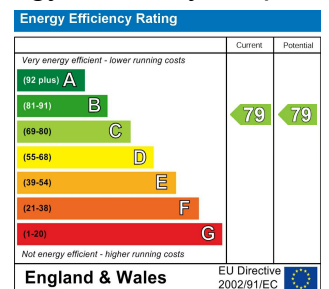
## Floor Plan



## 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.