

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Shenstone Avenue

Stourbridge, DY8 3ET

£350,000



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## Front of the Property

With a tarmac driveway to front, decorative chipping stone, mature shrub borders, double glazed door to front and gated side access.

## Entrance Hall

With a double glazed door to front, double glazed window to front, doors leading to various rooms, recessed spotlights and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, W/C, wash hand basin with tiled splash back, double glazed window to side and a central heating radiator.

## Lounge

13'9" x 15'10" (4.21 x 4.84)

With a door leading from the entrance hall, gas fire with decorative surround, double glazed french doors leading to the garden, double glazed window to rear and a central heating radiator.

## Kitchen

13'10" x 8'0" (4.24m x 2.44m )

With a door leading from the entrance hall, range of fitted wall and base units, worksurfaces with matching splash back, one and a half bowl stainless steel sink and drainer, integrated double oven, microwave, washing machine and dishwasher, gas hob with stainless steel cooker hood above, integrated tall fridge freezer, breakfast bar, double glazed window to front, open to family room.

## Family Room

24'6" x 7'10" (7.49 x 2.4)

Open from the kitchen, double glazed window to front, space for dining table, recessed spotlights, underfloor heating, double glazed french doors to garden.

## Landing

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

## Bedroom One

10'8" x 12'8" (3.27 x 3.88)

With a door leading from the landing, two double glazed windows to front and two central heating radiators.

### Bedroom Two

10'2" x 9'2" (3.1 x 2.81)

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

### Bedroom Three

11'5" x 6'5" (3.49 x 1.96)

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

### Bathroom

6'6" x 5'5" (1.99 x 1.67)

With a door leading from the landing, p shaped bath with shower over and fitted glass shower screen, W/C, wash hand basin, fully tiled wall, tiled floor, extractor fan, recessed spotlights, double glazed window to side and a chrome heated towel rail.

### Garden

With double glazed french doors leading from the lounge and kitchen family room, large lawn area with mature shrub borders, raised decking area with outdoor lighting, outdoor tap and gated side access.

### Garden Room

9'8" x 9'8" (2.97 x 2.95)

With a door to front, windows to front, power and light, useful space for a home office or entertaining space.



## Road Map



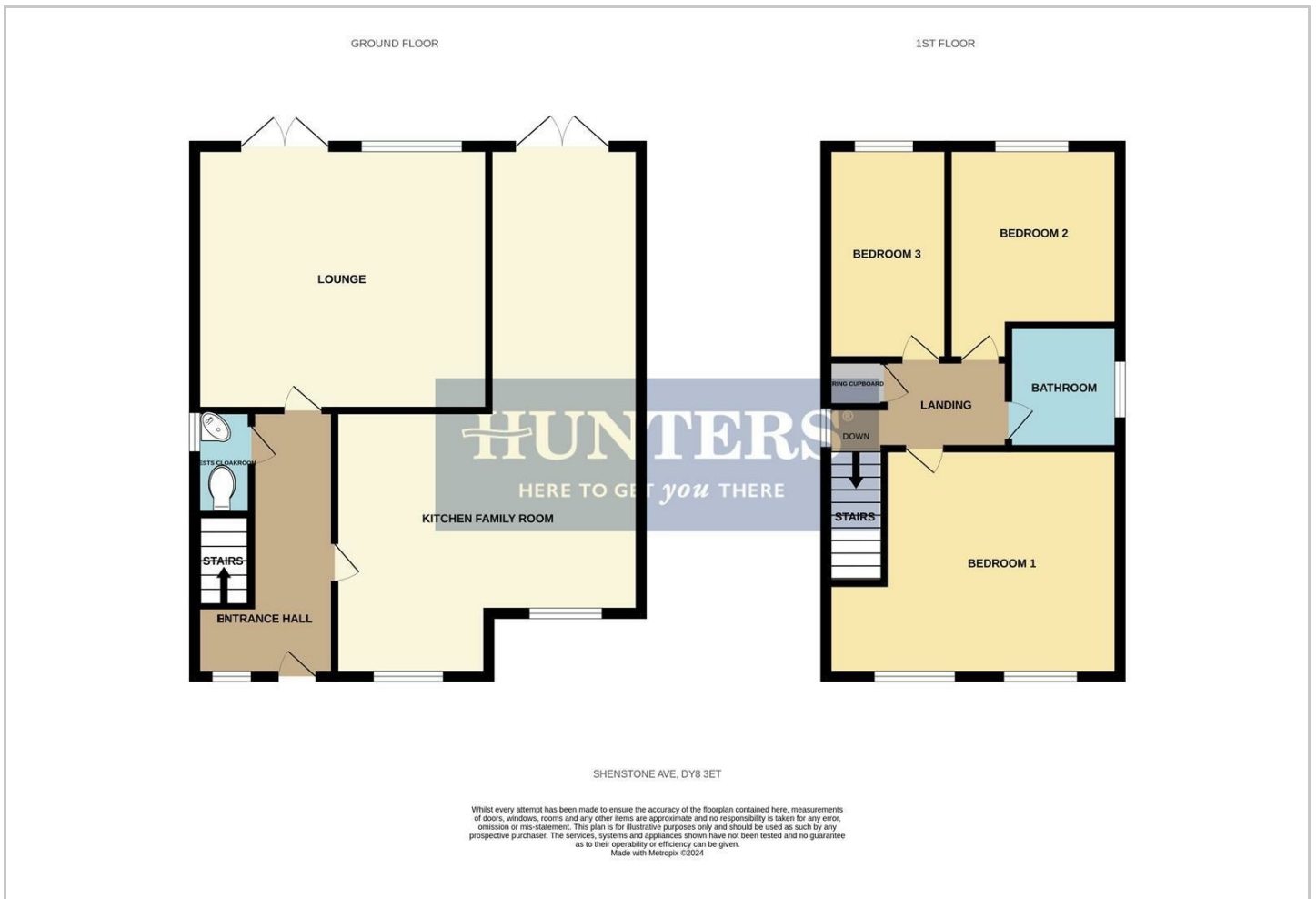
## Hybrid Map



## Terrain Map



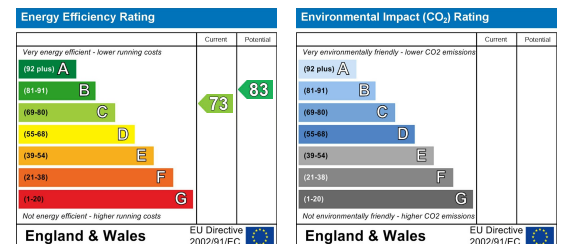
## Floor Plan



## 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.