

# HUNTERS<sup>®</sup>

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## Church Street

Pensnett, DY5 4HB



Council Tax: C



# Church View, Church Street

Pensnett, DY5 4HB

£310,000



## Front Of The Property

With a tarmac driveway, lawn, gated side access, up and over door to garage, shrub borders and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door to front, door to rooms and an alarm panel.

## Cloakroom

3'9 x 3'00 (1.14m x 0.91m)

With a door from the entrance hall, WC, wash hand basin set into vanity unit, tiled floor and part tiled walls.

## Lounge

17'4 x 10'5 (5.28m x 3.18m)

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

## Kitchen

12'3 x 7'8 (3.73m x 2.34m)

With a door from the entrance hall, fitted wall and base units, gas hob, over, washing machine, stainless steel sink and drainer, built in fridge freezer, double glazed window to front and a door to dining room.

## Dining Room

8'3 x 13'6 (2.51m x 4.11m)

With a door from the kitchen, stairs to the first floor landing, double glazed window to rear, double glazed door to garden and a central heating radiator.

## Landing

With stairs from the dining room, double glazed window to front, doors to rooms and loft access.

## Bedroom One

10'7 x 10'4 (3.23m x 3.15m )

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

### Bedroom Two

7'4 x 12'6 (2.24m x 3.81m)

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

### Bedroom Three

10'3 x 8'0 (3.12m x 2.44m)

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

### Bathroom

6'3 x 6'3 (1.91m x 1.91m )

With a door from the landing, double glazed window to front, corner shower cubicle, tiled floor and walls, WC, wash hand basin, extractor fan and a chrome heated towel rail.

### Garden

With access from the lounge and kitchen to a patio and lawn with shrub borders.

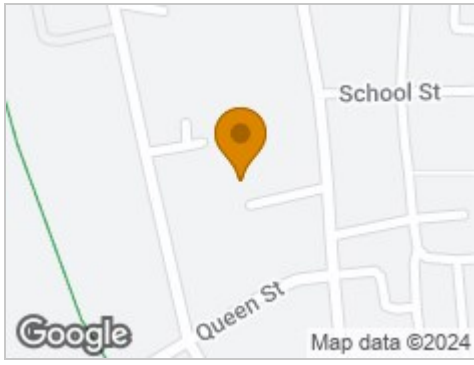
### Garage

18'6 x 9'8 (5.64m x 2.95m)

With an up and over door to front, power and window to side.



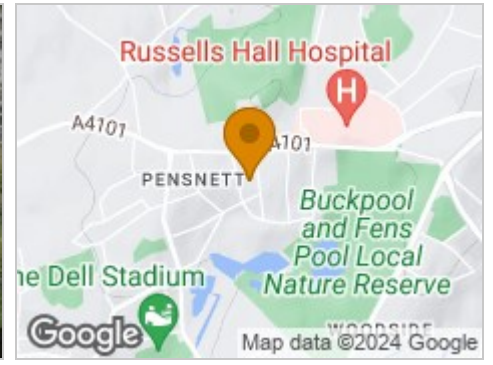
## Road Map



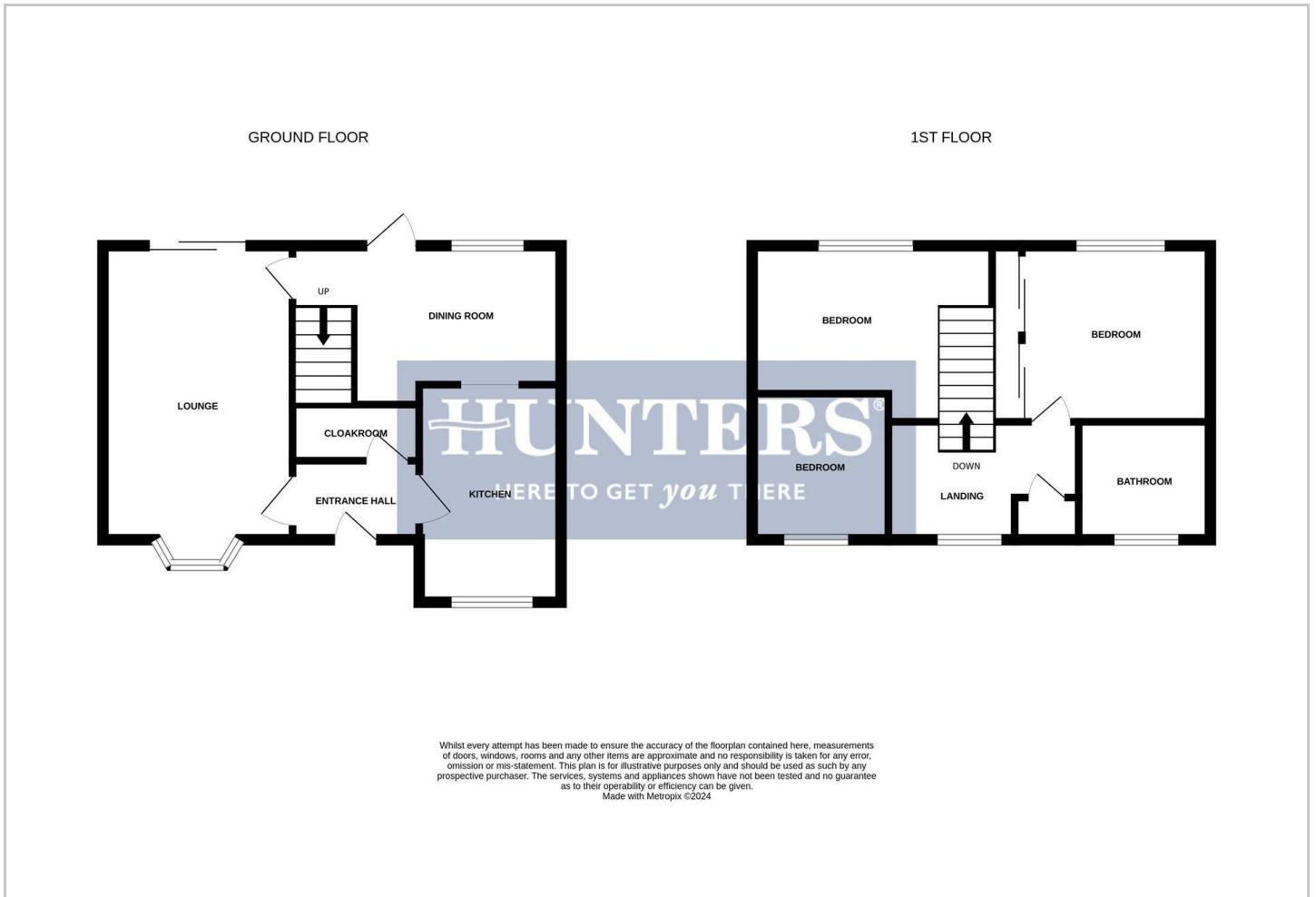
## Hybrid Map



## Terrain Map

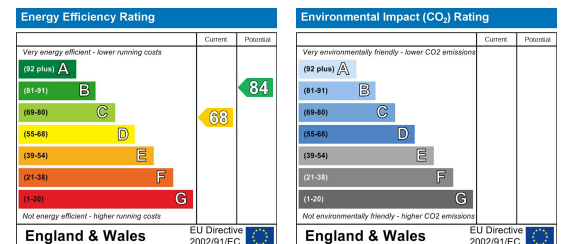


## Floor Plan



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.