

# HUNTERS<sup>®</sup>

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## Helston Close

Stourbridge, DY8 5DA





# 1 Helston Close

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## Front of the Property

With a lawn to front, mature shrub borders, tarmac driveway leading to car port, door to garage, double glazed door leading to the kitchen and a double glazed door leading to the entrance porch.

## Porch

3'6" x 8'1" (1.09 x 2.48)

With a double glazed door to side, double glazed windows to front and side, door leading to the entrance hall and a central heating radiator.

## Entrance Hall

With a double glazed sliding door leading from the porch, door to storage cupboard, sliding door leading to the kitchen and a door leading to the lounge.

## Kitchen

8'0" x 8'11" (2.46 x 2.72 )

With a sliding door leading from the entrance hall, range of fitted wall and base units with worksurfaces over, tiled walls, plumbing for washing machine and dishwasher, space for oven, space for tall fridge freezer, one and a half bowl stainless steel sink and drainer, double glazed window to side, double glazed door to side and a central heating radiator.

## Lounge

18'5" max x 11'10" max (5.63 max x 3.62 max)

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

## Rear Hall

With a door leading from the lounge, door to storage cupboard and doors leading to various rooms.

## Bedroom One

11'2" x 9'10" (3.42 x 3.02)

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

## Bedroom Two

9'10" x 9'1" (3.01 x 2.78)

With a door leading from the rear hall, double glazed french doors leading to the garden and a central heating radiator.

## Shower Room

6'6" x 5'3" (1.99 x 1.62)

With a door leading from the rear hall, tiled walls and floor, walk in shower cubicle, wash hand basin set into vanity unit, W/C, extractor fan, double glazed window to side and a chrome heated towel rail.

## Garden

With double glazed french doors leading from bedroom two, patio area, lawn beyond, steps down to garden shed and double glazed door to the garage.

## Garage

16'1" x 8'6" (4.92 x 2.61)

With a door to front leading from the car port, power and light, double glazed window to rear and a double glazed door leading to the garden.



## Road Map



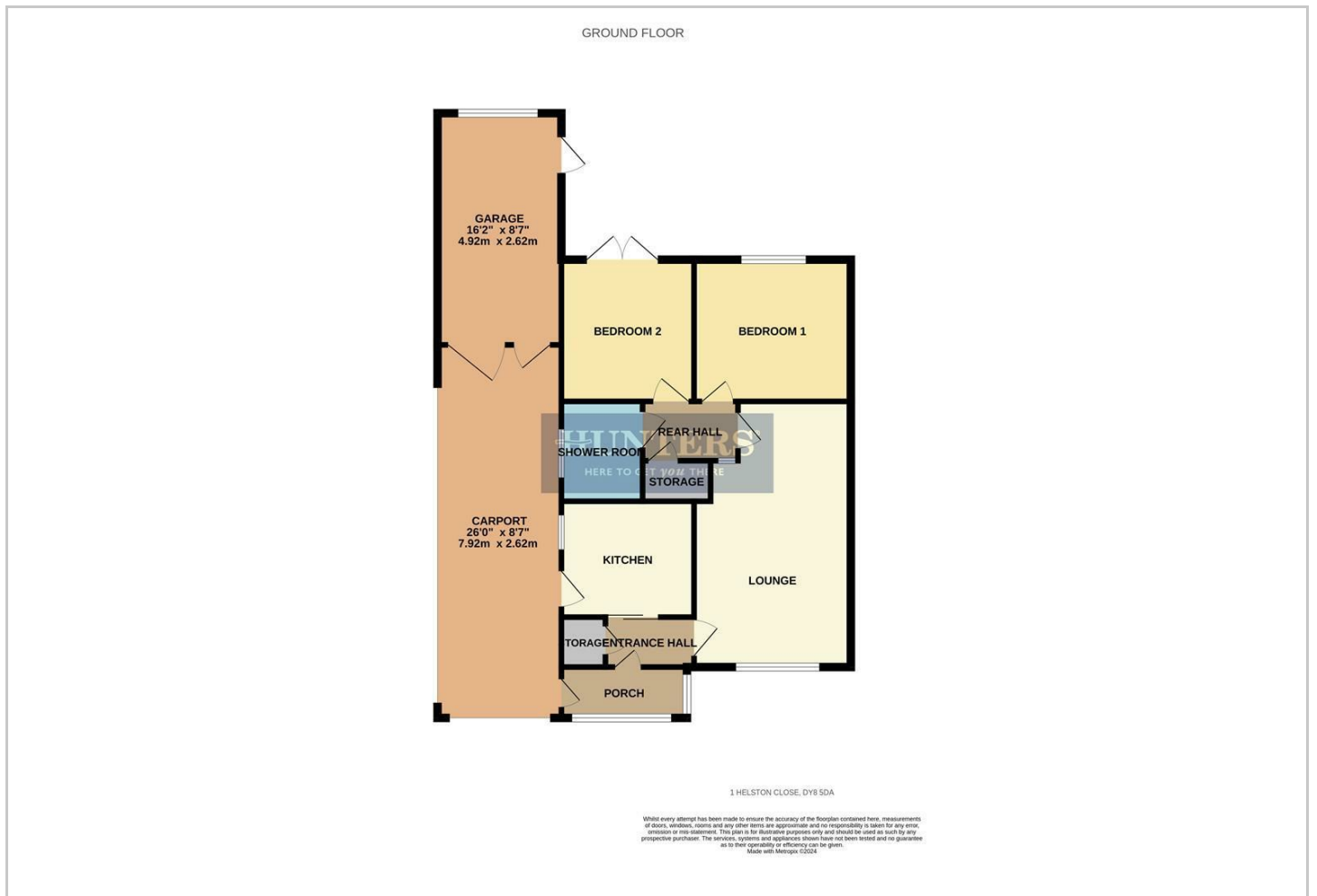
## Hybrid Map



## Terrain Map



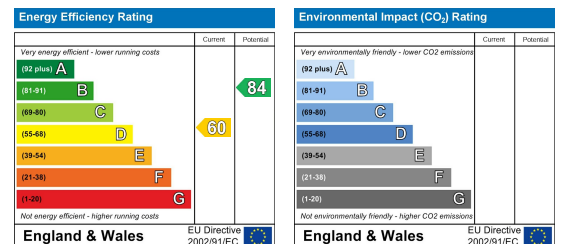
## Floor Plan



## 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.