

HUNTERS[®]

HERE TO GET *you* THERE



Marlbank Road

Stourbridge, DY8 5XH

£195,000



24 Marlbank Road

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Front of the Property

With steps leading down to a double glazed front door, lawn area, gated access to garden, and gate providing further access to Whitethorn Road.

Entrance Hall

With a double glazed door to front, door leading to lounge diner, opening to study, stairs leading to the first floor landing, double glazed window to side and a central heating radiator.

Lounge Diner

19'5" x 9'3" (5.92 x 2.82)

With a door leading from the entrance hall, space for dining table, gas fire place with decorative surround, double glazed window to front, double glazed sliding patio door leading to the garden and a central heating radiator.

Study

11'11" x 6'3" (3.65 x 1.92)

With an opening from the entrance hall, double glazed window to rear, opening to the kitchen and a central heating radiator.

Kitchen

17'3" x 6'3" (5.26 x 1.92)

With an opening from the study, range of fitted wall and base units with worksurfaces over, tiled splash back, space for oven, space for tall fridge freezer, plumbing for washing machine, space for tumble dryer, sink and dryer, double glazed window to rear, double glazed door leading to the garden and a central heating radiator.

Landing

With stairs leading from the entrance hall, double glazed window to side, doors leading to various rooms, door leading to further landing with stairs up to loft space.

Bedroom One

9'11" x 10'10" (3.04 x 3.31)

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

Bedroom Two

9'1" x 10'7" (2.79 x 3.24)

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

Bathroom

With a door leading from the landing, tiled floor, bath with shower over, W/C , wash hand basin, double glazed window to rear and a chrome heated towel rail.

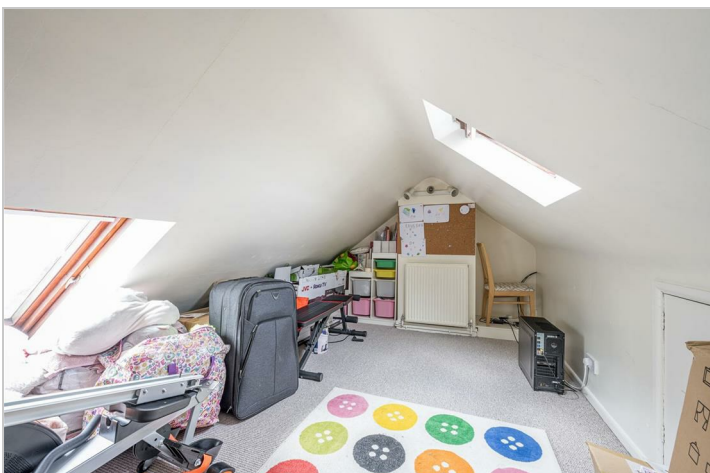
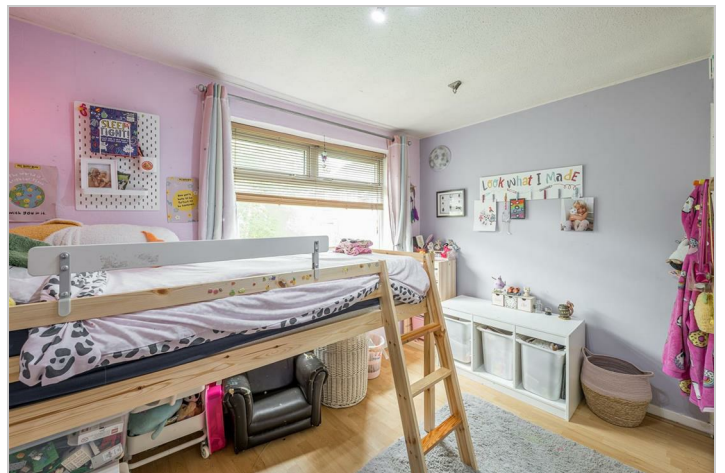
Loft Space

15'0" x 8'8" (4.58 x 2.66)

With stairs leading from the landing, two double glazed windows, power and light and a central heating radiator.

Garden

With a double glazed sliding door leading from the lounge diner, double glazed door leading from the kitchen, decked area, lawn area, pond, chipping stone pathway leading to a further decked area, mature shrub borders, outdoor tap and a gated side access.



Road Map



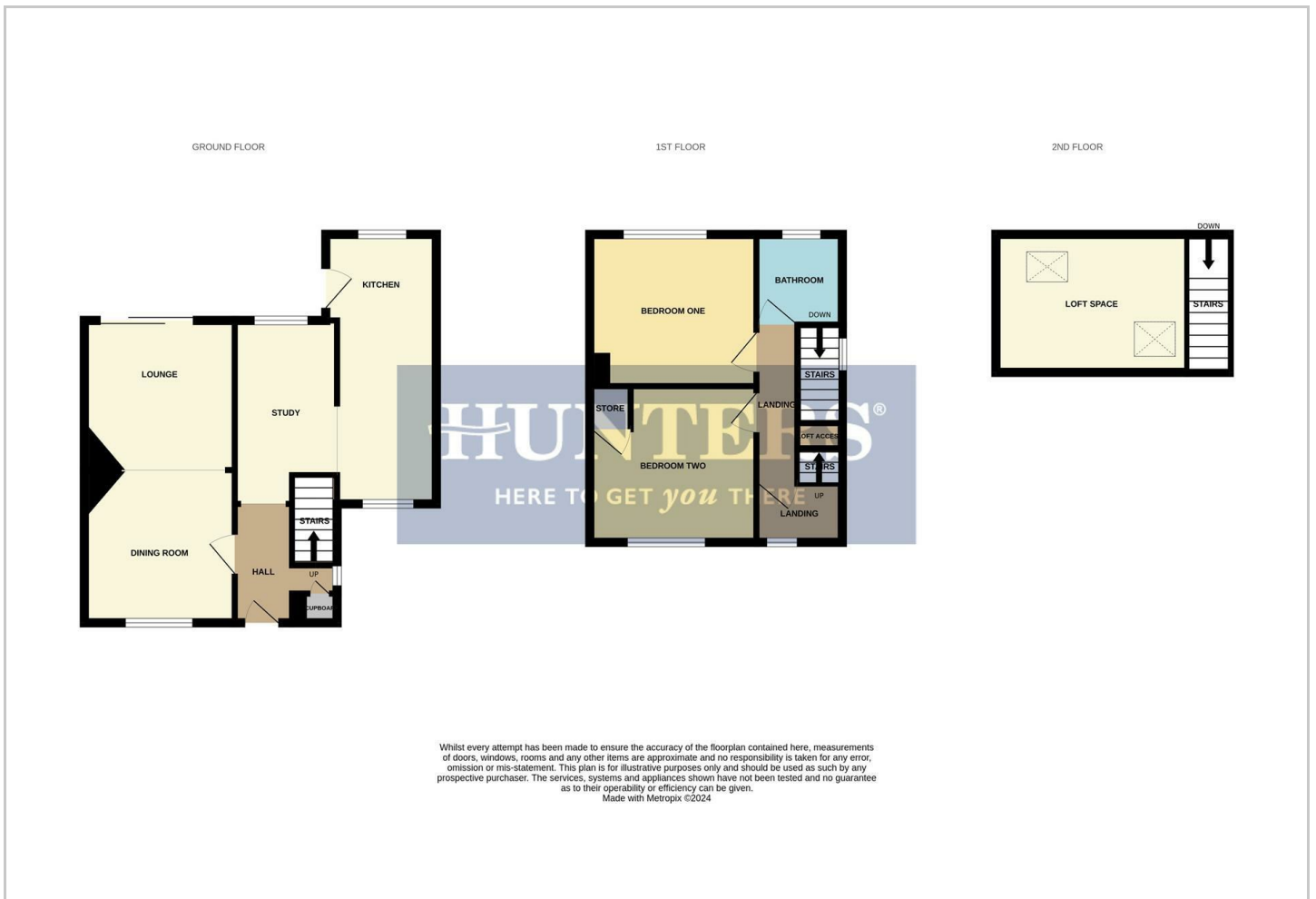
Hybrid Map



Terrain Map



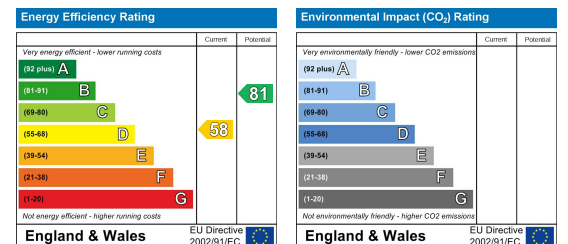
Floor Plan



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.