

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



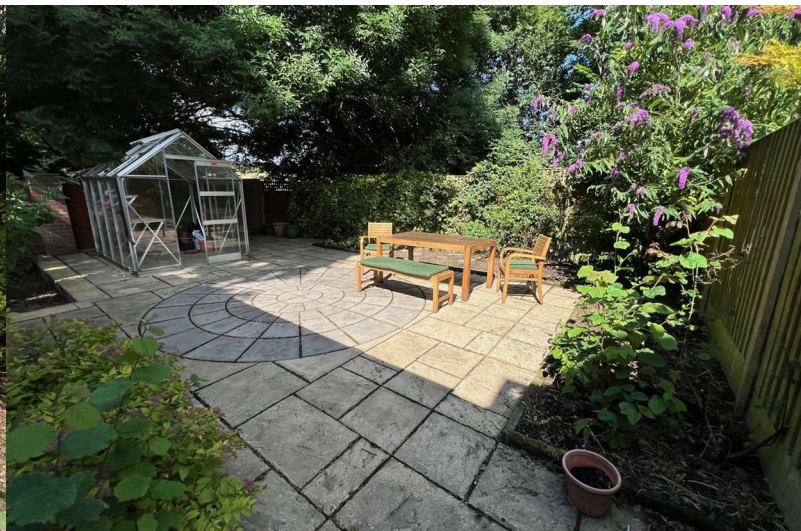
## Farmside Close

Stourbridge, DY9 9AJ

£255,000



Council Tax: C





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## Front Of The Property

With a driveway leading to garage, block paving to front and a double glazed door to porch.

## Porch

With a double glazed door to front, double glazed window to front, and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door from the porch, doors to rooms, stairs to the first floor landing, laminate floor, under stairs storage cupboard and a central heating radiator.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin, double glazed window to side, laminate floor, part tiled walls and a central heating radiator.

## Kitchen

13'1" x 15'8" (4 x 4.8)

With a door from the entrance hall, fitted wall and base units, work surfaces with matching splashback, integrated oven, gas hob, integrated extractor fan, integrated fridge, freezer and washing machine, space for dishwasher, cupboard housing boiler, double glazed window to front, tiled floor and a central heating radiator.

## Lounge

12'11" x 15'1" (3.95 x 4.60)

With a door from the entrance hall, wall lights, double glazed patio doors to conservatory and a central heating radiator.

## Conservatory

8'8" x 10'6" (2.65 x 3.22)

With double glazed patio doors from the lounge, wall lights, and double glazed french doors to rear.

## Landing

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

## Bedroom One

14'1" x 8'7" (4.3 x 2.63)

With a door from the landing and to the en suite, fitted bedside cabinets, double glazed window to rear, recessed spotlights and a central heating radiator.

### En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, extractor fan, part tiled walls and a central heating radiator.

### Bedroom Two

9'10" x 8'7" (3 x 2.63)

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

### Bedroom Three

7'2" x 6'2" (2.2 x 1.9)

With a door from the landing, fitted range of wall cabinets, desk (home office set up) and a central heating radiator.

### Shower Room

With a door from the landing, walk in shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, shaver point, extractor fan, double glazed window to front and a chrome heated towel rail.

### Garden

With double glazed french doors from the conservatory to a large patio, greenhouse, gated side access, garden shed and gated side access.

### Garage

15'11" x 8'3" (4.86 x 2.54)

With a garage door to front, power, light and door to side.



## Road Map



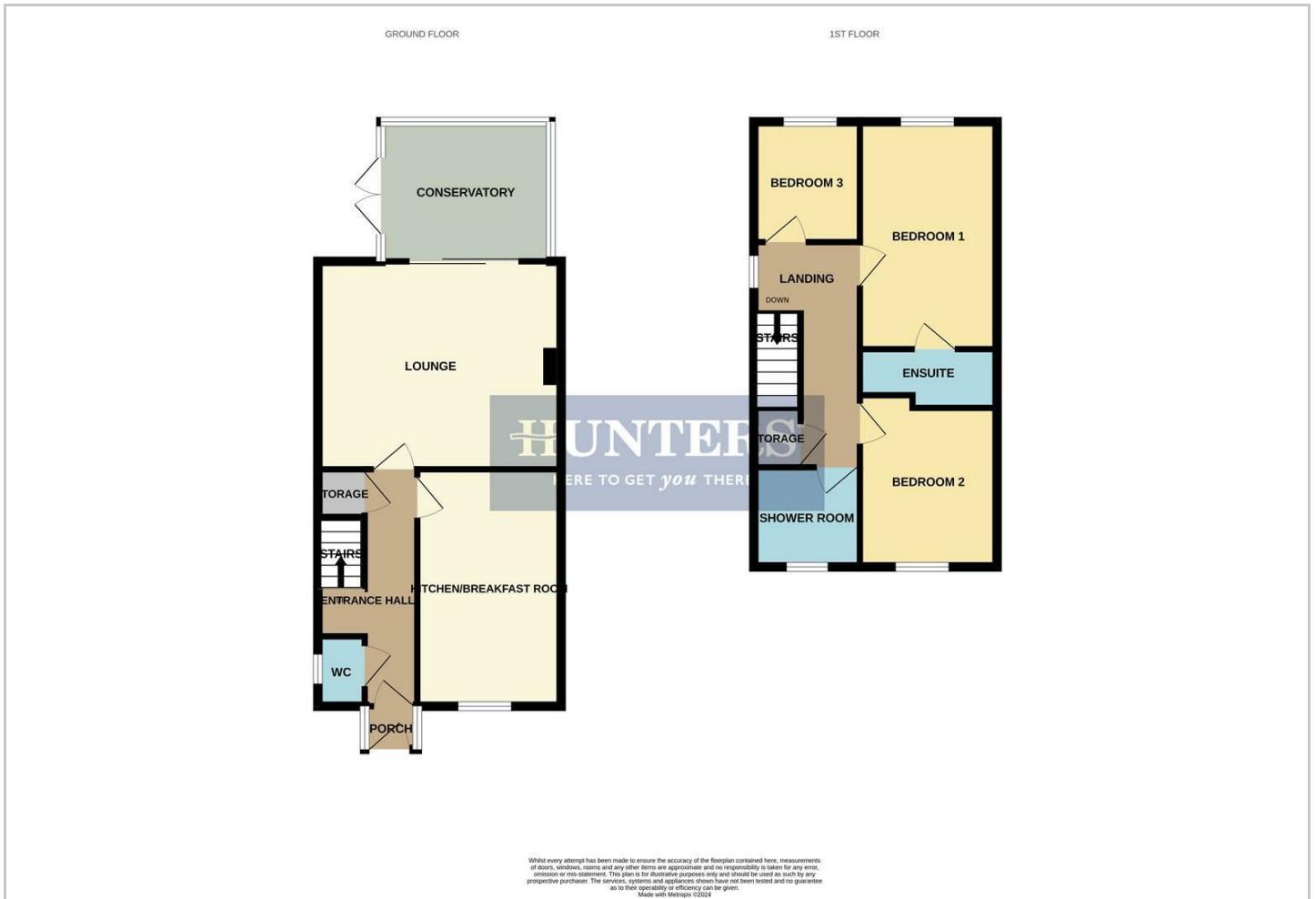
## Hybrid Map



## Terrain Map



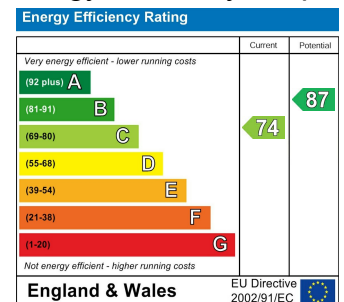
## Floor Plan



## 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.