

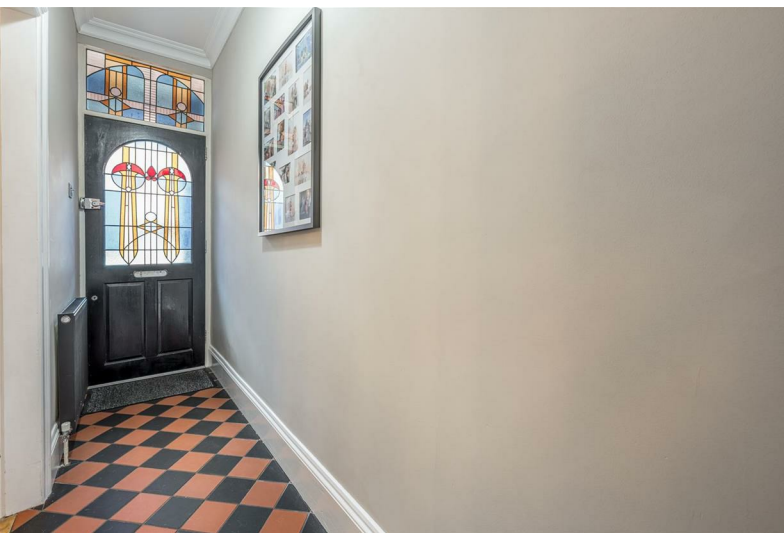
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wheeler Street

Old Quarter, Stourbridge, DY8 1XJ



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Offers In Excess Of £250,000



## Front of The Property

To the front of the property beyond dwarf wall there is a quarry tile pathway with decorative chipping stones, outside light, open storm porch and feature stained glass door and window leading to entrance hall.

## Entrance Hall

With a feature stained glass door and window leading from the front of the property, doors to various rooms, stairs to first floor landing complete with stair rods, quarry tiled floor, coving and a central heating radiator.

## Dining Room

11'1" x 10'5" (3.4 x 3.2)

With a door leading from the entrance hall, feature fire place with working coal fire, space for dining table, coving, double glazed sash window to front and a central heating radiator.

## Lounge

13'9" x 11'9" (4.2 x 3.6)

With doors leading from the entrance hall, kitchen and cellerate, log burning stove with slate hearth and decorative beam, comfortable seating space, coving, oak floor, double glazed window to rear and a central heating radiator.

## Kitchen

13'1" x 6'10" (4 x 2.1)

With doors leading from the lounge and utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, space for Rangemaster-style cooker with stainless steel cooker hood over, space for tall standing fridge freeze and tumble dryer, recessed spotlights, tiled floor, double glazed window to side and stable door leading to garden.

## Utility

With doors leading from the kitchen and bathroom, worktop, space for appliances and plumbing for washing machine, storage cupboard housing central heating boiler, tiled floor, loft access and double glazed window to side.

## Bathroom

With a door leading from the utility, bath with shower over, WC, wash hand basin set into vanity unit, tiled walls and floor, extractor, double glazed window to side, vertical column central heating radiator and further heated towel rail.

## Landing

With stairs leading from the entrance hall complete with stair rods and feature spindles, doors to various rooms, coving, loft access with pull-down ladders and a central heating radiator.

## Bedroom One

12'9" x 8'6" (3.9 x 2.6)

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

## Bedroom Two

11'1" x 10'2" (3.4 x 3.1)

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

## Bedroom Three

11'1" x 6'6" (3.4 x 2)

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

## Garden

With a stable door leading from the kitchen and gated side access from the front of the property, block paved seating area, decorative slate, space for seating, outside tap and hidden storage area.



## Road Map



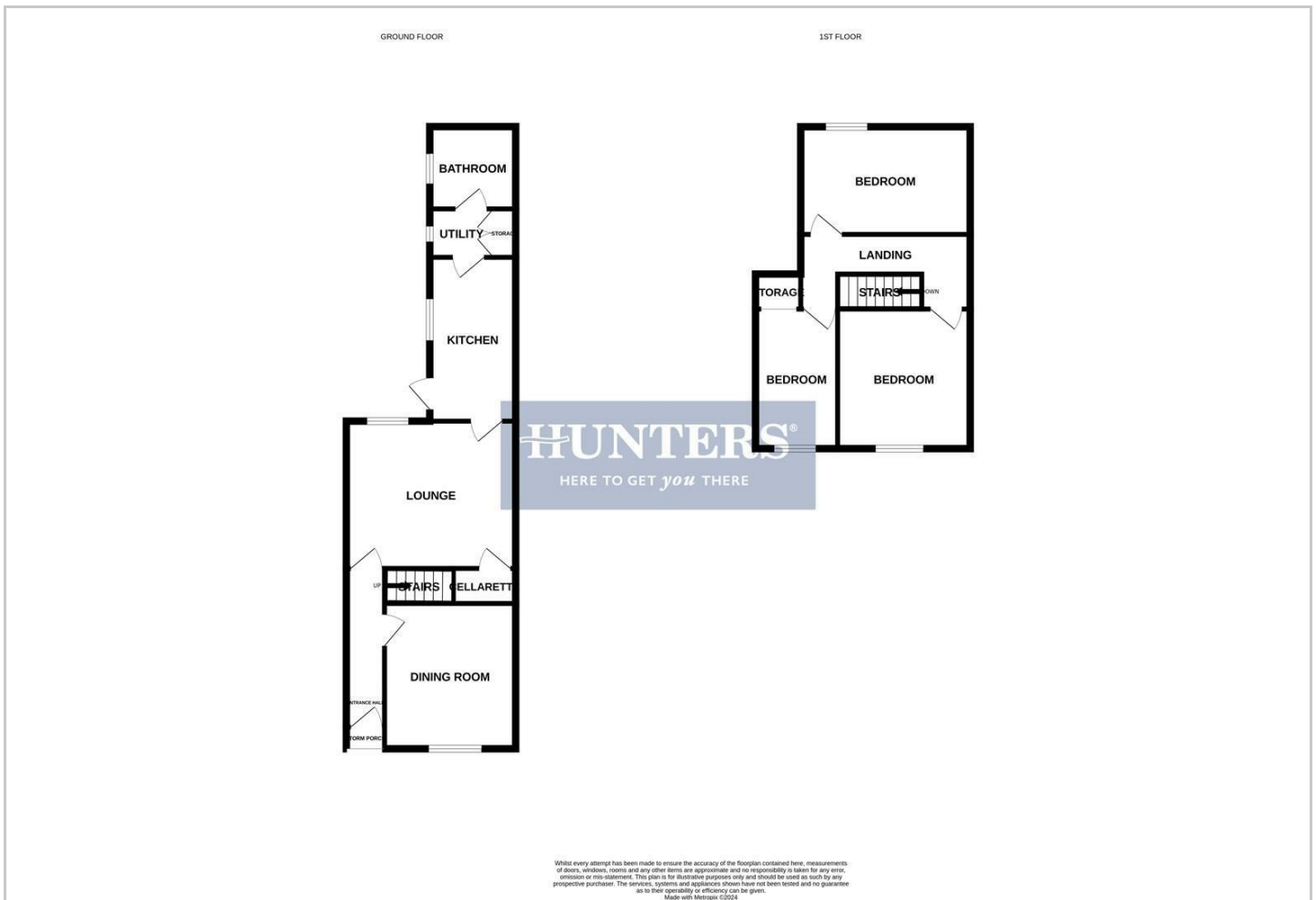
## Hybrid Map



## Terrain Map



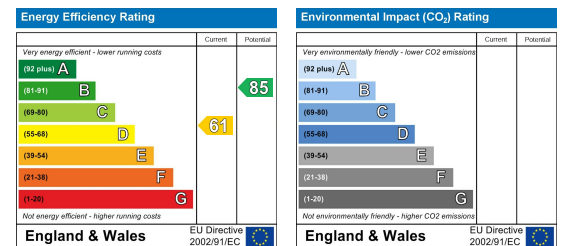
## Floor Plan



## 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.