

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fieldfare Road

Stourbridge, DY9 7ES





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£399,950



## Front of The Property

With a block paved driveway, decorative chipping stones, storm porch and gated side access leading to rear garden.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms and two central heating radiators.

## Dining Room

12'1" x 8'6" max (3.7 x 2.6 max)

With a door leading from the entrance hall, space for dining table, double glazed bay window to front, bespoke fitted shutters and a central heating radiator.

## Lounge

14'1" x 11'9" (4.3 x 3.6)

With a door leading from the entrance hall, space for seating, feature fire place with fitted fire, storage cupboard, double glazed french doors and windows to rear and a central heating radiator.

## Kitchen Breakfast Room

14'5" x 8'2" max (4.4 x 2.5 max)

With a door leading from the entrance hall and open to utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob, extractor hood over, fridge freezer, dishwasher, breakfast bar, recessed spotlights, double glazed window to rear and a central heating radiator.

## Utility

Open from the kitchen breakfast room, base units, stainless steel sink and drainer, tiled splashback, plumbing for washing machine and double glazed door to side.

## WC

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access to a partly boarded loft, storage cupboard, double glazed window to side and a central heating radiator.

## Master Bedroom

10'9" x 10'2" (3.3 x 3.1)

With doors leading from the landing and en suite, double glazed window to rear and a central heating radiator.

### En Suite

With a door leading from the master bedroom, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, double glazed window to side and a heated towel rail.

### Bedroom Two

11'5" x 11'5" (3.5 x 3.5)

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

### Bedroom Three

10'9" x 10'2" (3.3 x 3.1)

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

### Bedroom Four

8'10" x 7'10" (2.7 x 2.4)

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

### Bathroom

With a door leading from the landing, bath with shower over, fitted shower screen, WC, wash hand basin, tiled walls and tiled floor, recessed spotlights, double glazed window to side and a heated towel rail.

### Garage

16'0" x 7'10" (4.9 x 2.4)

With up and over door leading from the front of the property, door leading from entrance hall, useful storage space, light and power.

### Garden

With double glazed french doors leading from the lounge and further double glazed door leading from the utility, decked seating area with recessed spotlights, well maintained lawn, raised shrub borders, shed, outside tap and gated side access leading to the front of the property.



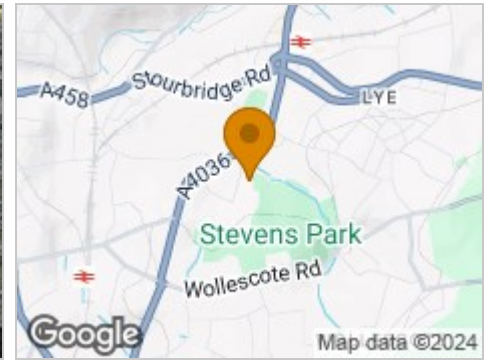
## Road Map



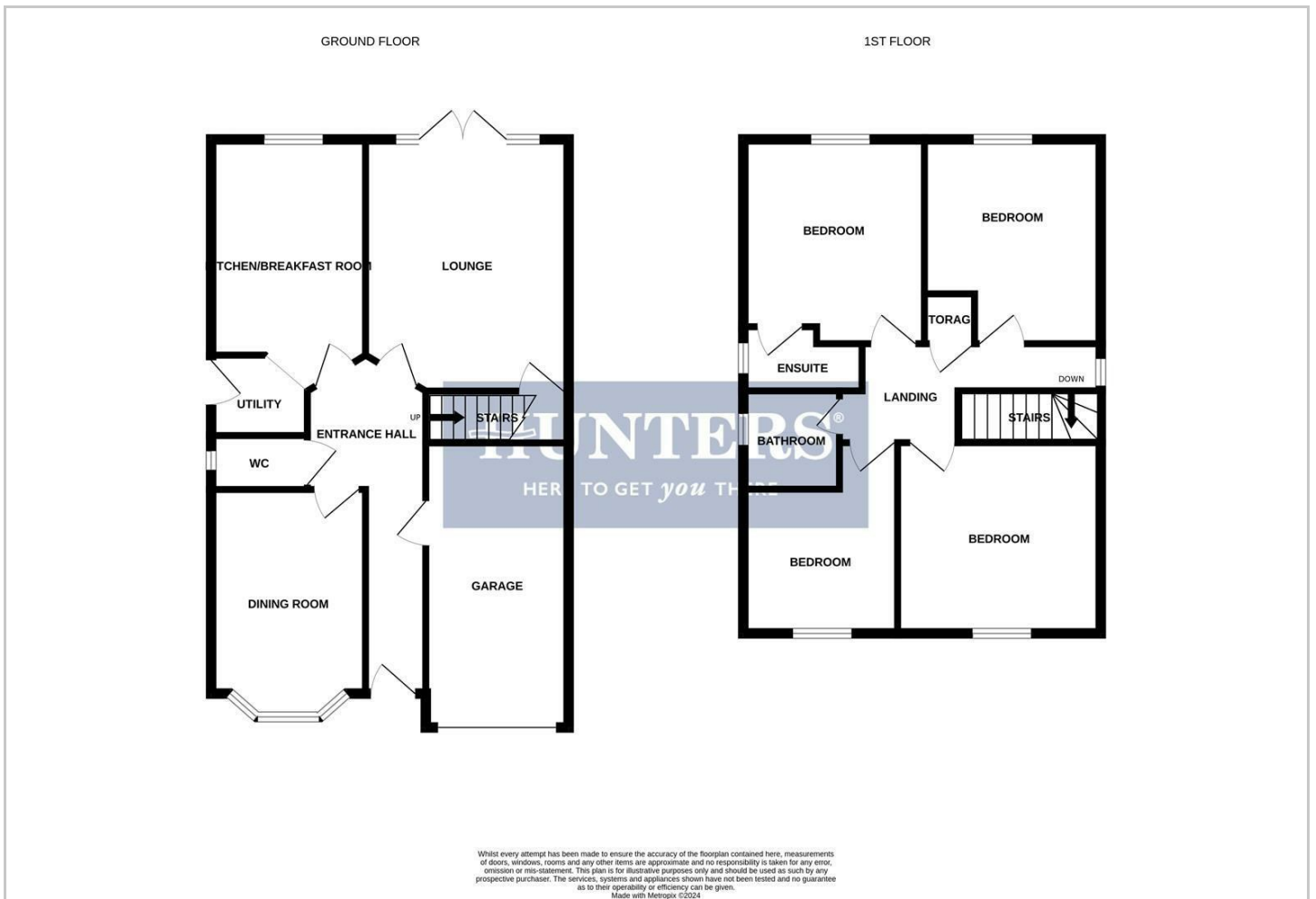
## Hybrid Map



## Terrain Map



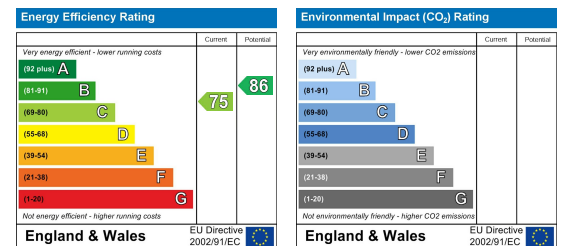
## Floor Plan



## 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.