

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Crab Lane

Bobbington, DY7 5DZ

£475,000



Council Tax: G



# Hanily House Crab Lane

Bobbington, DY7 5DZ

£475,000



## Front Of The Property

With a driveway leading to garage, gated side access and lawns to side.

## Reception Hall

With a door to front, doors to rooms, stairs to the first floor landing, laminate floor and a central heating radiator.

## Cloakroom

With a door from the reception hall, WC, wash hand basin and part tiled walls.

## Lounge

15'0" x 14'4" (4.58 x 4.39)

With a door from the reception hall, feature log burning stove, decorative surround, double glazed patio doors to the conservatory, double glazed window to front, wall lights and a skirting board radiator.

## Dining Room

15'0" x 11'3" (4.59 x 3.43)

With a door from the reception hall, double glazed window to front, double glazed door to conservatory, laminate floor and a central heating radiator.

## Utility

7'10" x 9'10" (2.4 x 3)

With a door from the reception hall, double glazed window to front, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer, space for fridge freezer, boiler and tiled floor.

## Kitchen Breakfast Room

26'7" x 9'9" (8.11 x 2.98)

With a door from the reception hall, fitted with a range of wall and base units, granite work surfaces, matching splashback, space for range cooker, space for tall fridge freezer, wine chiller, integrated dishwasher and microwave, oil fueled aga with four ovens, two hobs and warming plate, recessed spotlights, breakfast bar, log burning stove with inglenook fire surround, breakfast bar, double glazed window to side, tiled floor and double glazed french doors to the rear garden.

## Conservatory

37'0" x 7'2" (11.3 x 2.19)

With doors to various rooms, a double glazed doors to the rear garden and a central heating radiator.

## Landing

With stairs from the entrance hall, doors to rooms, double glazed window to front, stairs to the second floor landing, two double glazed windows to rear and a central heating radiator.

### Bedroom One

15'1" x 14'9" (4.6 x 4.51)

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

### Bedroom Two

11'6" x 11'1" (3.52 x 3.39)

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

### Bedroom Three

7'6" x 10'5" (2.3 x 3.2)

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

### Bedroom Four

7'3" x 7'0" (2.23 x 2.15)

With a door from the landing and a double glazed window to side.

### Bathroom

With a door from the landing, corner bath, WC, wash hand basin, part tiled walls, storage cupboard, double glazed window to rear, recessed spotlights and a central heating radiator.

### Loft Space

6'3" x 13'9" (1.93 x 4.21)

With a door from the second floor and a double glazed window to rear.

### Second Loft Space

8'7" x 6'3" (2.62 x 1.93)

With a door from the second floor landing and a skylight window to rear.

### Garden

With access from the conservatory and kitchen to a patio, lawn beyond and a large storage shed.



## Road Map



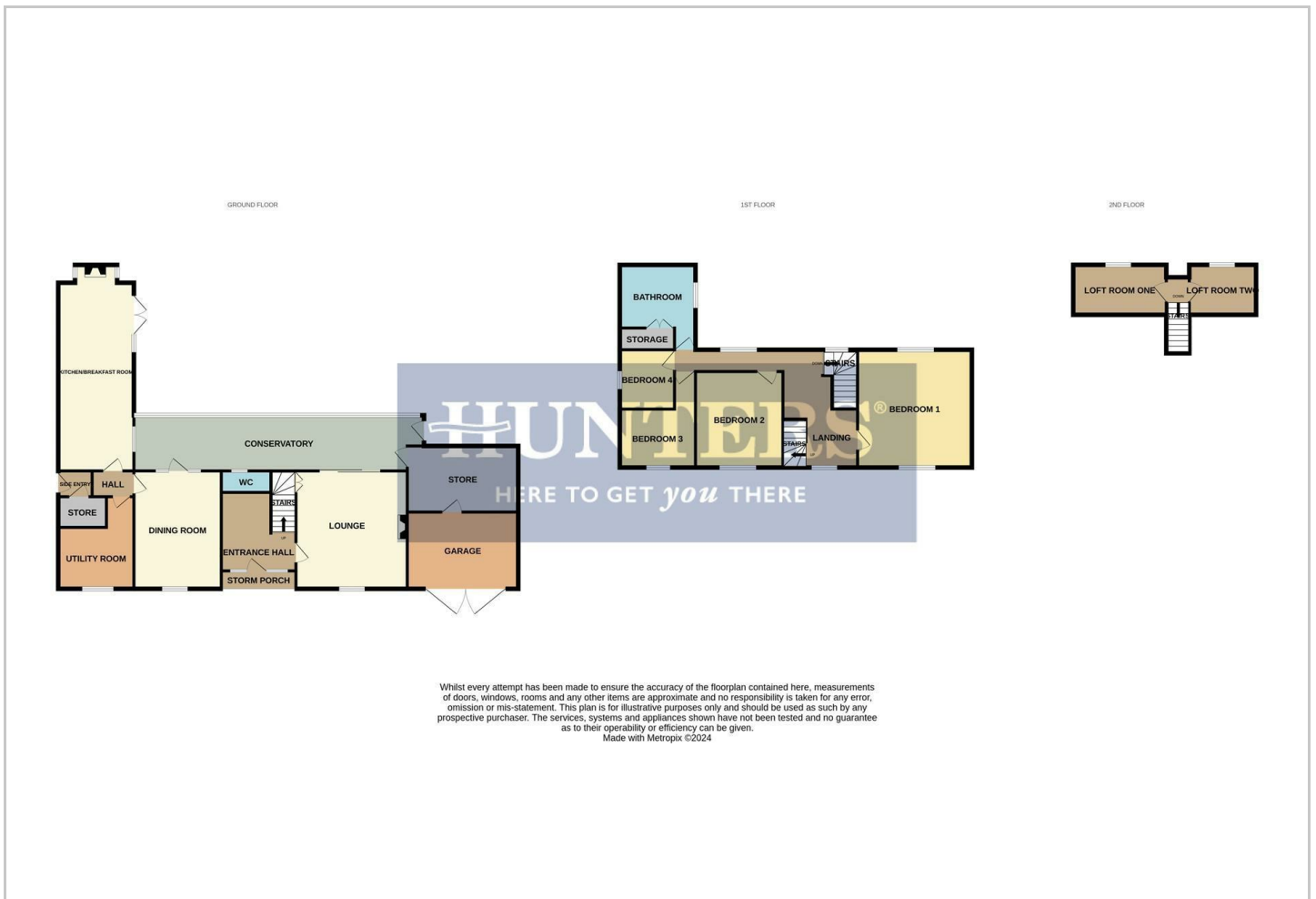
## Hybrid Map



## Terrain Map



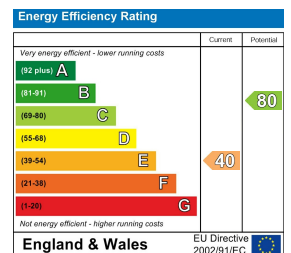
## Floor Plan



## 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.