

# HUNTERS<sup>®</sup>

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## Rose Cottage Drive

Stourbridge, DY8 5PF

Offers Over £410,000



# 3 Rose Cottage Drive

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## Front of the Property

With electric gates to front providing access to the private development, block paved driveway to side, roller shutter door to garage, gated side access, decorative chipping stone and mature shrub borders and a double glazed door leading to the porch.

## Porch

With a double glazed door to front and a door leading to the entrance hall.

## Entrance Hall

With a door leading from the porch, doors leading to various rooms, storage cupboard and a central heating radiator.

## Bedroom One

16'10" x 10'5" (5.14 x 3.19)

With a door leading from the entrance hall, fitted furniture, door leading to en suite, double glazed window to side and rear and two central heating radiators.

## En Suite

With a door leading from bedroom, tiled walls and floor, wash hand basin, WC, extractor fan, double glazed window to rear and a chrome heated towel rail.

## Bedroom Two

9'2" x 9'2" (2.81 x 2.8)

With a door leading from the entrance hall, fitted wardrobes, double glazed window to front and a central heating radiator.

## Bathroom

6'3" x 7'8" (1.93 x 2.34)

With a door leading from the entrance hall, tiled walls and floor, walk in shower cubicle, wash hand basin, WC, extractor fan, double glazed window to rear and a chrome heated towel rail.

## Kitchen

11'2" x 8'7" (3.41 x 2.63)

With a door leading from the entrance hall, tiled floor, range of fitted wall and base units, work surfaces over with tiled splash back, integrated fridge and freezer, microwave and oven, gas hob with extractor fan above, sink and drainer, plumbing for washing machine, recessed spotlights, double glazed window to rear and a heated towel rail.

## Lounge

23'9" into bay x 11'8" (7.25 into bay x 3.57 )

With a door leading from the entrance hall, gas fire with decorative surround, double glazed bay window to front, double glazed door to conservatory and two central heating radiators.

## Conservatory

With a double glazed door leading from the lounge, tiled floor, double glazed windows to side and rear and a double glazed door leading to the garden.

## Garden

With a double glazed door leading from the conservatory, patio area, lawn area beyond with mature shrub borders and decorative chipping stones, garden shed, outdoor tap and gate to side.

## Garage

15'10" x 8'8" (4.85 x 2.65)

With an electric roller shutter door to front, EV charging point, eaves storage, power and light.



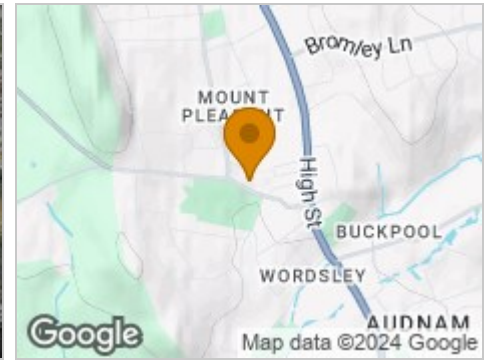
## Road Map



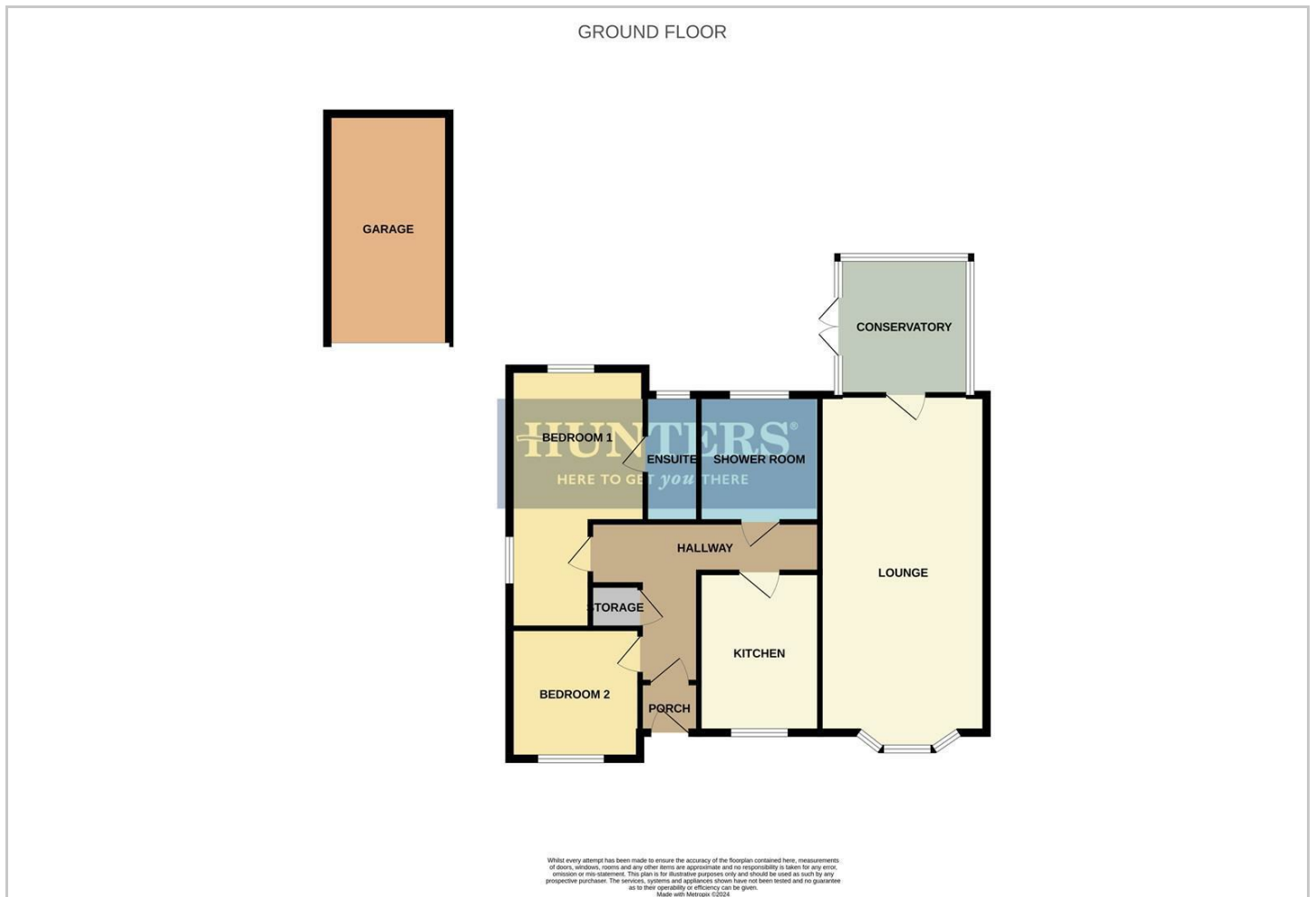
## Hybrid Map



## Terrain Map



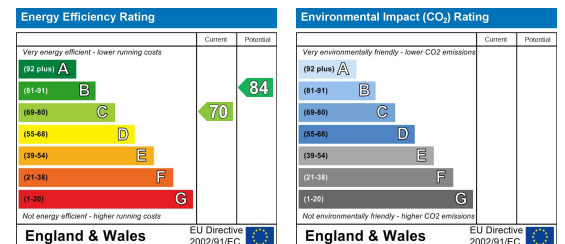
## Floor Plan



## 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.