

# HUNTERS<sup>®</sup>

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## Rivington Close

Norton, Stoubridge, DY8 3YN



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£400,000



## Front of The Property

To the front of the property there is a tarmac driveway leading to tandem garage and storm porch with double glazed composite door leading to entrance hall.

## Entrance Hall

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

## Kitchen Breakfast Room

13'9" x 9'10" max (4.2 x 3 max)

With doors leading from the entrance hall and tandem garage, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, range cooker, stainless steel cooker hood over, space for dishwasher, fridge freezer, plumbing for washing machine, bowl sink, breakfast bar, tiled floor and double glazed window to front.

## Lounge

17'0" x 15'1" max (5.2 x 4.6 max)

With a door leading from the entrance hall, comfortable space for seating, feature fireplace, marble hearth and gas fire, laminate floor, double glazed window and patio doors leading to conservatory.

## Conservatory

17'0" x 8'10" (5.2 x 2.7)

With double glazed patio doors leading from the lounge, space for seating and dining, laminate floor, double glazed windows french doors to rear garden.

## Cloakroom

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

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and storage cupboard housing central heating boiler.

## Bedroom One

12'9" x 9'10" (3.9 x 3)

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

### Bedroom Three

9'10" x 10'5" max (3 x 3.2 max)

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

### Bedroom Three

10'5" x 6'10" (3.2 x 2.1)

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

### Bedroom Four

9'6" x 6'10" (2.9 x 2.1)

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

### Bathroom

With a door leading from the landing, bath with shower over, shower rail, WC, wash hand basin, panelling, laminate floor, part tiled walls, double glazed window to side and a chrome heated towel rail.

### Tandem Garage

29'6" x 7'10" (9 x 2.4)

With an up and over door leading from the front of the property, double glazed door to garden, storage space, light and power.

### Garden

With double glazed french doors leading from the conservatory, double glazed door to garage, patio, shrubs, two sheds, well maintained lawn, bark and a greenhouse.



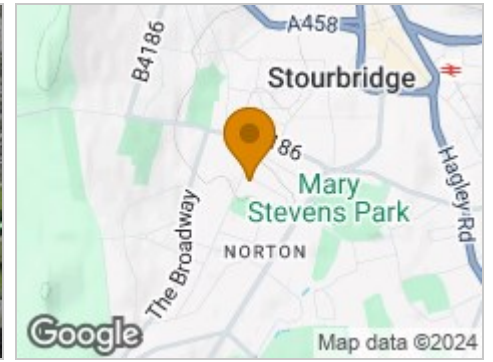
## Road Map



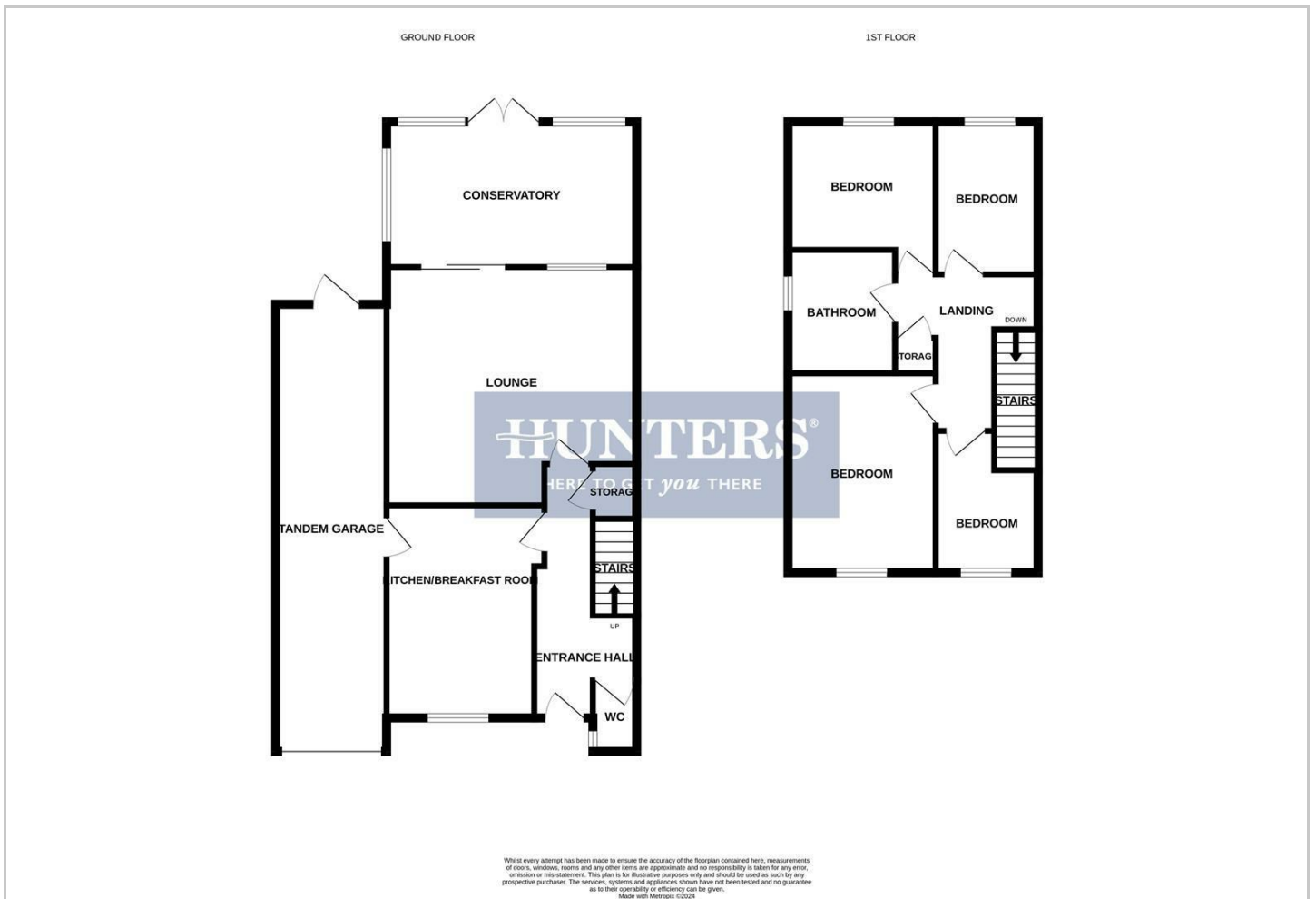
## Hybrid Map



## Terrain Map



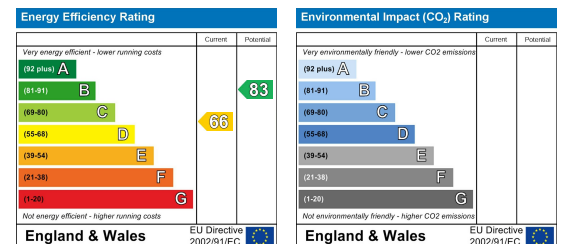
## Floor Plan



## 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.