

# HUNTERS<sup>®</sup>

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## Alperton Drive

Stourbridge, DY9 9EW





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Offers In The Region Of £195,000



## Front of The Property

To the front of the property there is a well maintained lawn and pathway with double glazed door leading to porch.

## Porch

With a double glazed door leading from the front of the property, door to entrance hall and double glazed windows.

## Entrance Hall

With a door leading from the porch, stairs to first floor landing, doors to various rooms, storage cupboard, laminate floor a central heating radiator.

## Lounge

14'5" x 10'5" (4.4 x 3.2)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with electric fire, double glazed window to front and a central heating radiator.

## Kitchen Diner

14'5" x 10'5" (4.4 x 3.2)

With a door leading from the inner hall, 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, cooker hood over, space for fridge freezer, plumbing for washing machine, space for dishwasher and dining table, tiled and laminate floor, double glazed patio doors leading to conservatory and a central heating radiator.

## Conservatory

8'2" x 8'2" (2.5 x 2.5)

With double glazed patio doors leading from the kitchen diner, space for seating, tiled floor, double glazed door and windows to garden and a central heating radiator.

## Inner Hall

With doors leading from various rooms, storage cupboard, tiled floor, double glazed door leading to garden and a central heating radiator.

## WC

With a door leading from the inner hall, WC, wash hand basin, tiled floor and part tiled walls and window to rear.

## Landing

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

Tel: 01384 443331

### Bedroom One

12'9" x 8'2" (3.9 x 2.5)

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

### Bedroom Two

12'9" x 10'2" (3.9 x 3.1 )

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

### Bedroom Three

9'6" x 7'10" (2.9 x 2.4)

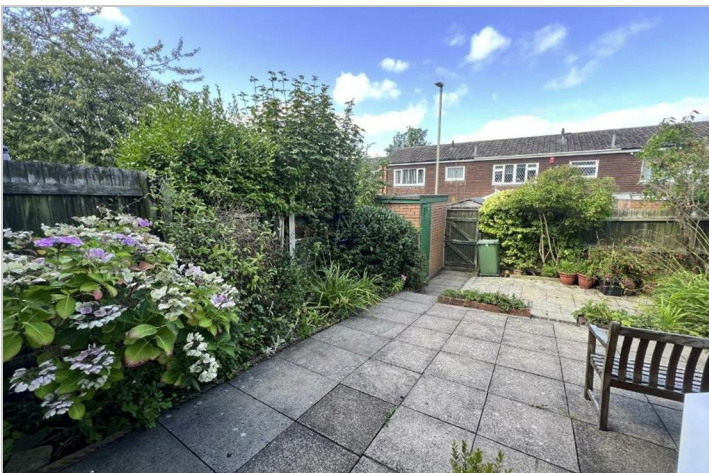
With a door leading from the landing, storage cupboard, double glazed window to front and a central heating radiator.

### Shower Room

With a door leading from the landing, corner shower, WC, wash hand basin, part tiled walls, double glazed window to rear and a central heating radiator.

### Garden

With double glazed doors leading from conservatory and inner hall to a patio seating area, mature shrubs and trees, outside store and rear gated access.



## Road Map



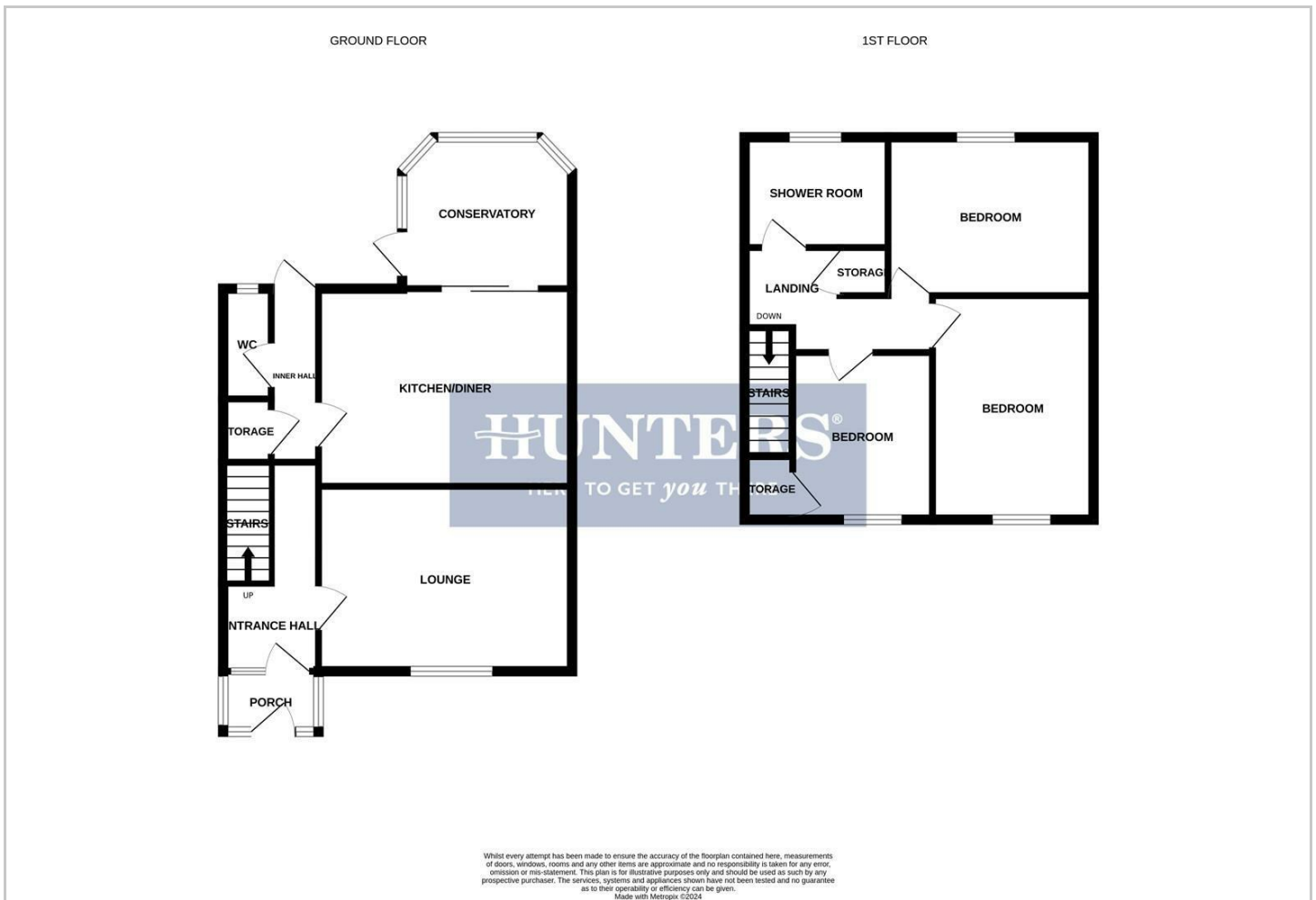
## Hybrid Map



## Terrain Map



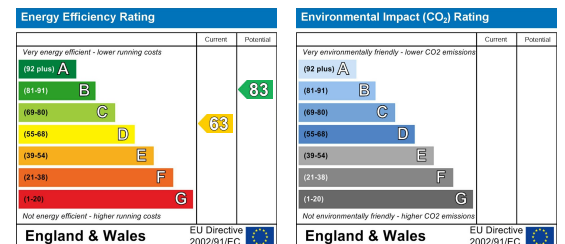
## Floor Plan



## 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.