

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Swan Street

Stourbridge, DY8 3UU

£320,000



Council Tax: C



# Hillcrest Swan Street

Stourbridge, DY8 3UU

£320,000



## Front Of The Property

With a block paved driveway leading to porch, garage and gated side access.

## Porch

With a double glazed composite door to front, double glazed window to front, recessed spotlights and a door to the entrance hall.

## Entrance Hall

With a door leading from the porch, doors to rooms, stairs to the first floor landing with glass balustrade, under stairs space and a vertical central heating radiator.

## Lounge Diner

19'11" x 14'0" (6.09 x 4.29)

With a door from the entrance hall, door to kitchen, double glazed french doors to the rear garden, decorative panelling and two vertical central heating radiators.

## Kitchen

9'10" x 7'9" (3 x 2.37)

With a door from the lounge, fitted with modern wall and base units, work surfaces with matching upstands and splashback, electric hob, oven, sink and drainer, double glazed window to side, integrated dishwasher, recessed spotlights and extractor fan.

## Utility

7'4" x 7'8" (2.26 x 2.34)

With a door from the entrance hall, fitted with modern base units, work surfaces, sink and drainer, plumbing for washing machine, cupboard housing boiler, door to WC, recessed spotlights and a double glazed door to side.

## WC

With a door from the utility, WC.

## Landing

With stairs from the entrance hall, glass balustrade, doors to rooms and loft access.

## Bedroom One

10'0" x 14'2" (3.06 x 4.32)

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



## Bedroom Two

11'10" x 7'10" (3.62 x 2.41)

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

## Bedroom Three

8'10" x 5'10" (2.7 x 1.8)

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

## Bathroom

With a door from the landing, bath with shower over, waterfall shower head, glass shower screen, part tiled walls, WC, wash hand basin into vanity unit, recessed spotlights, extractor fan, illuminated mirror, double glazed window to side and a vertical central heating radiator.

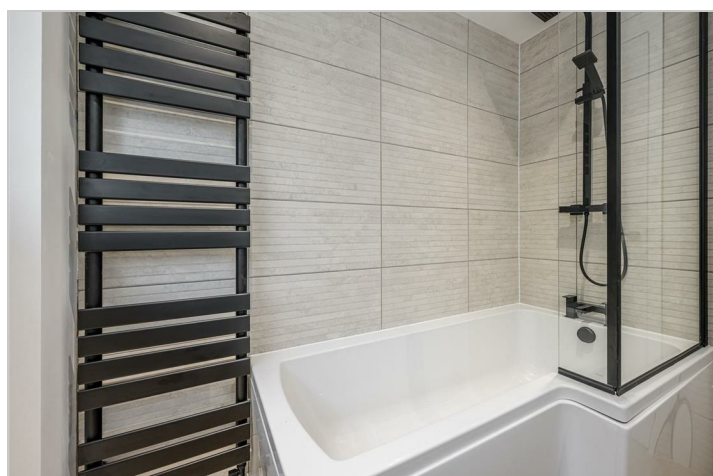
## Garden

With double glazed french doors from the lounge to decking, lawn beyond with shrub borders, garden shed, greenhouse, gated side access, tap and outdoor light.

## Garage Store

8'4" x 8'2" (2.55 x 2.51)

With a roller shutter door to front, power and light.



## Road Map



## Hybrid Map



## Terrain Map



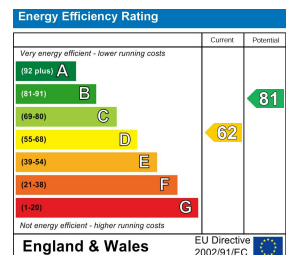
## Floor Plan



## 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.