

HUNTERS[®]

HERE TO GET *you* THERE



Elmwood Road

Stourbridge, DY8 5JL

£400,000



2 Elmwood Road

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Front of the Property

With a block paved drive to front, double glazed door to front, gates leading to car port, double glazed door to side, gates side access and electric up and over door to garage.

Porch

5'6" x 5'6" (1.69 x 1.69)

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

Entrance Hall

With a door leading from the porch, stairs leading to the first floor landing, door leading to the lounge dining room and a central heating radiator.

Open Plan Lounge / Dining Room

23'11" x 12'0" max (7.29 x 3.68 max)

With a door leading from the entrance hall, double glazed window to front, log burner with decorative beam above, door leading to the kitchen, opening to the dining area, door leading to bedroom five, double glazed french doors leading to the conservatory and two central heating radiators.

Kitchen

16'10" x 6'7" (5.15 x 2.03)

With a door leading from the lounge, range of modern fitted wall and base unite with worksurfaces over, integrated dishwasher, fridge and freezer and double oven, gas hob with stainless steel cooker hood above, plumbing for washing machine, one and a half bowl stainless steel sink and drainer, storage cupboard, double glazed door to side, double glazed windows to side and rear and a vertical central heating radiator.

Bedroom Five

13'4" x 6'3" (4.08 x 1.93)

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

Conservatory

8'2" x 14'9" (2.49 x 4.51)

With double glazed french doors leading from the lounge dining room, double glazed french doors to garden, double glazed windows to side and rear and two central heating radiators.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, storage cupboard, double glazed window to side and a central heating radiator.

Bedroom One

9'5" x 9'3" (2.89 x 2.82)

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

Bedroom Two

11'4" x 3'3", 301'10" (3.47 x 1.92)

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

Bedroom Three

9'2" x 6'11" (2.8 x 2.13)

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

Bedroom Four

6'11" x 6'4" (2.12 x 1.94)

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

Bathroom

6'11" x 5'11" (2.12 x 1.82)

With a door leading from the landing, bath with shower attachment, WC and wash hand basin set into vanity unit, part tiled walls, double glazed window to rear and a vertical central heating radiator.

Shower Room

6'3" x 5'10" (1.91 x 1.79)

With a door leading from the landing, walk in shower cubicle with waterfall shower, wash hand basin set into vanity unit, WC, double glazed window to side, extractor fan, recessed spotlights and a chrome heated towel rail.

Garden

With double glazed french doors leading from the conservatory, patio area with lawn beyond, mature shrub borders, decked seating area, double glazed door to studio, outdoor power point, outdoor tap and gated side access.

Garage

11'11" x 10'1" (3.64 x 3.09)

With an electric up and over door to front, power and light.

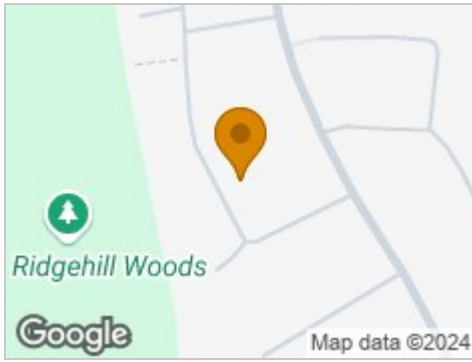
Studio

11'2" max x 9'8" (3.42 max x 2.97)

With a door leading from the garden, underfloor heating and a double glazed window to rear.



Road Map



Hybrid Map



Terrain Map



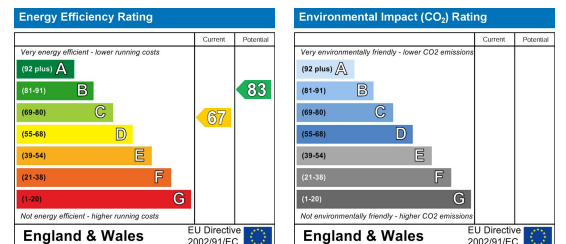
Floor Plan



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.