

HUNTERS®

HERE TO GET *you* THERE



Grampian Road

Stourbridge, DY8 4UE

Offers In The Region Of £260,000



Council Tax: B



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Front Of The Property

With a block paved driveway and path to side with gated access.

Entrance Hall

With a double glazed door to front, under stairs storage cupboard, stairs to the first floor landing, doors to rooms and a central heating radiator.

Lounge

11'5" x 16'0" (3.49 x 4.88)

With a door from the entrance hall, double glazed window to rear, herringbone floor, double glazed door to rear and a central heating radiator.

Kitchen

13'3" x 7'4" (4.06 x 2.26)

With a door from the entrance hall, fitted with modern wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, built in oven, electric hob, integrated extractor fan, integrated washing machine, fridge and freezer, cupboard housing wall mounted boiler, recessed spotlights, door to garage, double glazed window to front and a central heating radiator.

Landing

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

Bedroom One

11'7" x 15'11" (3.54 x 4.86)

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

Bedroom Two

9'6" x 9'3" (2.92 x 2.82)

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

Bedroom Three

9'7" x 6'6" (2.93 x 2)

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

Bathroom

With a door from the landing, double glazed window to side, bath with shower over, fitted glass shower screen, WC, wash hand basin, tiled walls, built in storage cupboard, recessed spotlights, extractor fan and a central heating radiator.

Garden

With a double glazed door from the lounge to patio with lawn beyond, gated side access and steps leading up to further lawn.

Garage

16'8" x 8'1" (5.1 x 2.48)

With a garage door to front, further door to kitchen, power and light.



Road Map



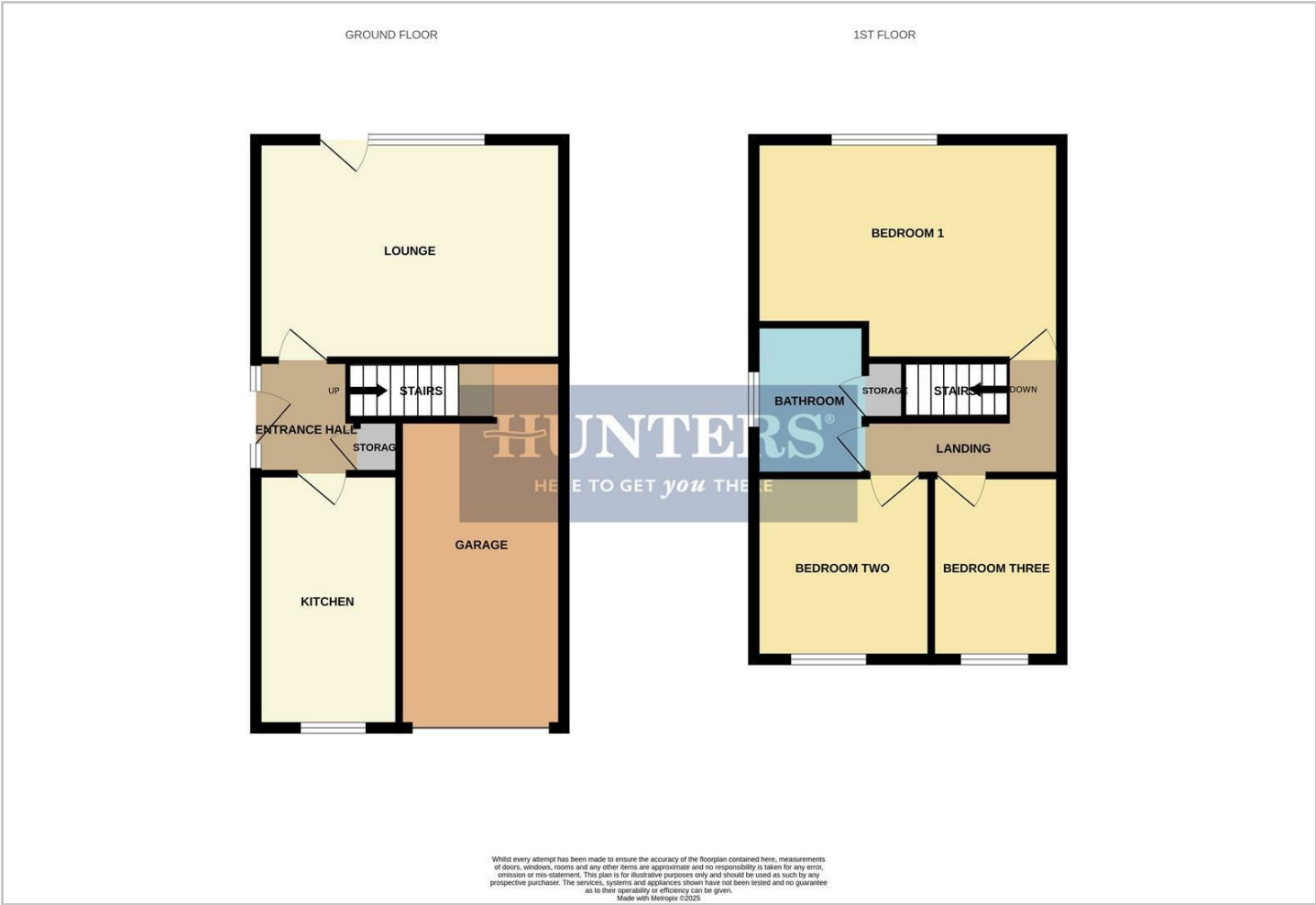
Hybrid Map



Terrain Map



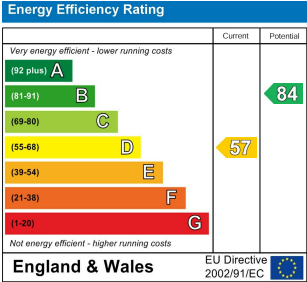
Floor Plan



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.