

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Thistle-doo, Junction Road

Audnam, DY8 4YJ





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Offers Over £225,000



## Front of The Property

To the front of the property there is a tarmac driveway providing ample off road parking, up and over door leading to garage, double glazed door leading to porch and gated side access leading to rear garden.

## Porch

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

## Entrance Hall

With double glazed door leading from porch, stairs to first floor landing, doors to various rooms and a central heating radiator.

## Lounge

15'8" x 15'5" max (4.8 x 4.7 max)

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

## Kitchen

10'5" x 8'6" (3.2 x 2.6 )

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with splashback and sink and drainer, integrated eye-level oven and grill, separate gas hob with cooker hood over, dishwasher, space for tumble dryer, fridge freezer and plumbing for washing machine, pull-out corner larder cupboard and double glazed window and door leading to side.

## Landing

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

## Bedroom One

15'5" x 8'10" (4.7 x 2.7 )

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

### Bedroom Two

11'1" x 8'6" (3.4 x 2.6)

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

### Bedroom Three

8'2" x 6'2" (2.5 x 1.9)

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

### Bathroom

With a door leading from landing, bath, separate shower cubicle, WC and wash hand basin set into vanity unit, part tiled walls, recessed spotlights, double glazed window to side and a chrome heated towel rail.

### Garage

With up and over door leading from the front of the property, wall mounted central heating boiler, useful storage space, light and power.

### Garden

With a double glazed door leading from kitchen, artificial lawn, decorative chipping stones, planted shrubs and gated side access leading to the front of the property.





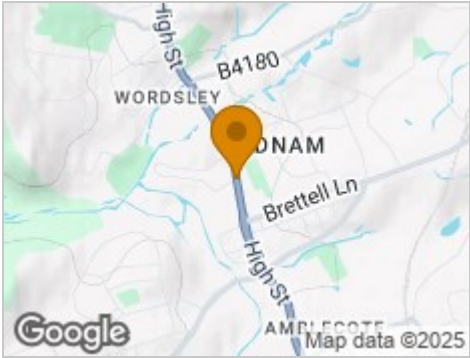
Road Map



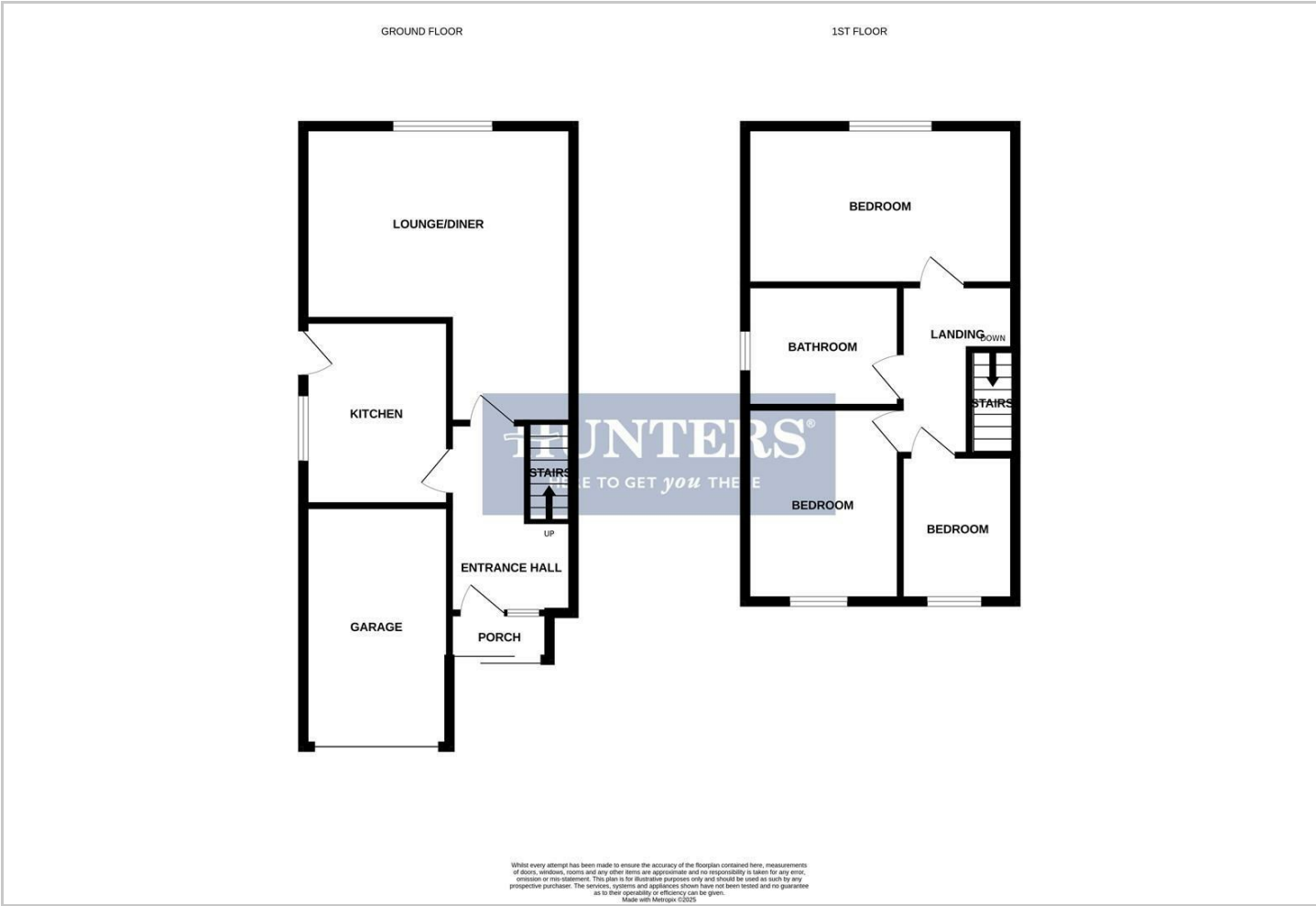
Hybrid Map



Terrain Map



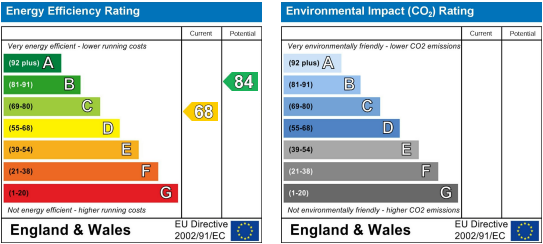
Floor Plan



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.