

# HUNTERS®

HERE TO GET *you* THERE



## Shenstone Avenue

Norton, DY8 3EJ



Council Tax: B





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£325,000



## Front of the Property

To the front of the property there is a spacious block paved driveway with gated access leading to the rear garden and useful garden store, there is also a double glazed composite door to the front leading to the entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, laminate flooring, doors leading to snug and lounge, stairs to the first floor, two double glazed windows to the front and a central heating radiator.

## Lounge

14'9" x 11'9" (4.5 x 3.6)

With a door leading from the hall, laminate flooring, fitted cupboards, opening to the kitchen dining room and a central heating radiator.

## Snug

9'6" x 8'10" (2.9 x 2.7)

With a door leading from the hall and opening to the kitchen dining room and utility area, double glazed window to the side, tiled flooring, cupboard with double glazed window to the front and a central heating radiator.

## Utility Area

Opening from the snug this utility has plumbing for a washing machine, space for a dryer, wall mounted boiler, tiled flooring, recessed spotlights and a double glazed window to the side.

## Kitchen Dining Room

24'11" x 12'1" (7.6 x 3.7)

Opening from the lounge and snug, this extended open plan kitchen dining room has been expensively fitted with a range of soft close wall and base units, quartz work surfaces with matching up stands, centra island with breakfast bar, integrated electric oven, microwave oven, induction hob with stainless steel cooker hood, fridge, freezer, dishwasher and wine cooler, one and a half bowl sink drainer, tiled flooring with underfloor heating, glass lantern, bi folding doors to the rear garden and double glazed windows to the front and rear.

## Landing

With stairs leading from the hall, double glazed window to the front, doors to various rooms and loft access which has fitted ladders and is part boarded with lighting.

### Bedroom One

11'5" x 11'10" (3.48 x 3.61)

With a door leading from the landing, double glazed window to the rear, built in wardrobe, useful storage and a central heating radiator.

### Bedroom Two

9'4" x 11'10" (2.84 x 3.61)

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

### Bedroom Three

8'4" x 8'11" (2.54 x 2.72)

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

### Bathroom

With a door leading from the landing this gorgeous modern fitted bathroom has a bath with waterfall shower over, WC, wash hand basin, chrome heated towel rail, fully tiled walls, recessed spotlights, extractor fan and a double glazed window to the side.

### Garden Store

8'3" x 15'5" (2.51 x 4.7)

With a door leading from the garden, power and lighting.

### Garden

With access via double glazed bi folding doors leading from the kitchen dining room this beautifully maintained and fully landscaped private rear garden has a patio area with steps leading to an artificial lawn with gravelled borders. There is also a gate providing access to the side of the property.



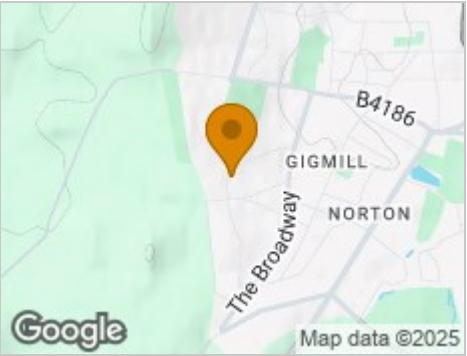
Road Map



Hybrid Map



Terrain Map

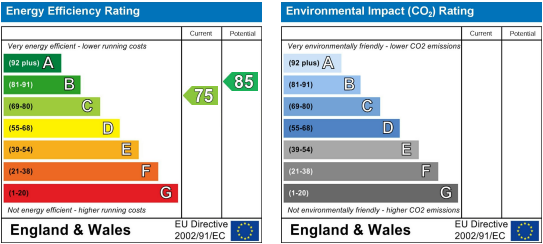


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.