

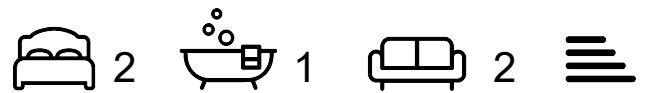
HUNTERS®

HERE TO GET *you* THERE



Marylebone Close

Amblecote, DY8 4PY



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Offers In The Region Of £345,000



Front of The Property

To the front of the property there is a tarmac driveway with well maintained lawn to side, mature shrub borders, up and over door leading to garage, outside light and double glazed doors leading to porch and kitchen.

Porch

With double glazed doors and windows leading from the front of the property, tiled floor and further window and door leading to entrance hall.

Entrance Hall

With a door leading from porch, door to lounge and storage cupboard housing central heating boiler with window to front.

Lounge

19'8" x 11'1" (6 x 3.4)

With doors leading from various rooms, comfortable space for seating and dining, feature fire place with gas fire and marble hearth, double glazed bay window to front and two central heating radiators.

Kitchen

11'5" x 8'6" (3.5 x 2.6)

With a door leading from lounge, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, sink and drainer, integrated oven and microwave, gas hob with cooker hood over, integrated fridge freezer, dishwasher, plumbing for washing machine, pull-out drawers and larder cupboard and double glazed window and door to side.

Hall

With doors leading from various rooms, storage cupboard and loft access.

Bathroom

With a door leading from hall, walk-in bath with shower attachment, WC and wash hand basin set into vanity unit, tiled splashback and tiled floor, double glazed window to side and a central heating towel rail.

Bedroom One

11'9" x 10'2" (3.6 x 3.1)

With doors leading from hall and en suite, fitted wardrobes, drawers and dressing table, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from bedroom, shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, extractor, double glazed window to side and a central heating towel rail.

Bedroom Two

9'10" x 9'6" including wardrobe (3 x 2.9 including wardrobe)

With a door leading from hall, built-in wardrobes, double glazed doors leading to conservatory and a central heating radiator.

Conservatory

14'5" x 9'6" (4.4 x 2.9)

With double glazed doors leading from bedroom, space for seating, tiled floor, recessed spotlights, double glazed windows and doors leading to rear garden and a central heating radiator.

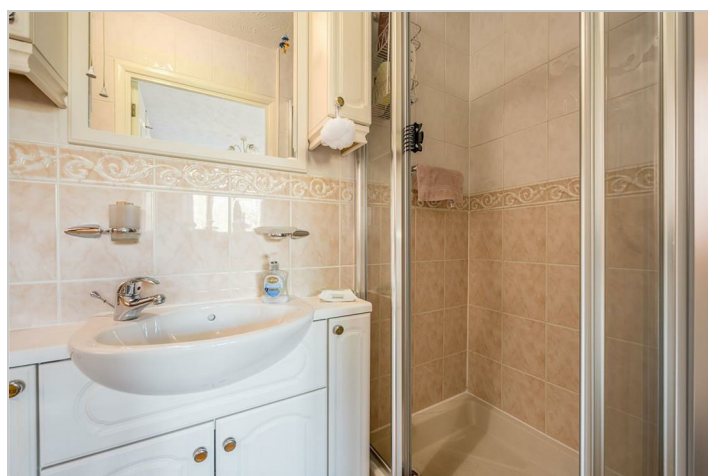
Garage

16'0" x 8'2" (4.9 x 2.5)

With up and over door leading from the front of the property and eaves storage space.

Garden

With double glazed doors leading from conservatory to a block paved seating area, shaped well maintained lawn, shrub borders, further patio seating, shed, door to garage and gated side access leading to the front of the property.



Road Map



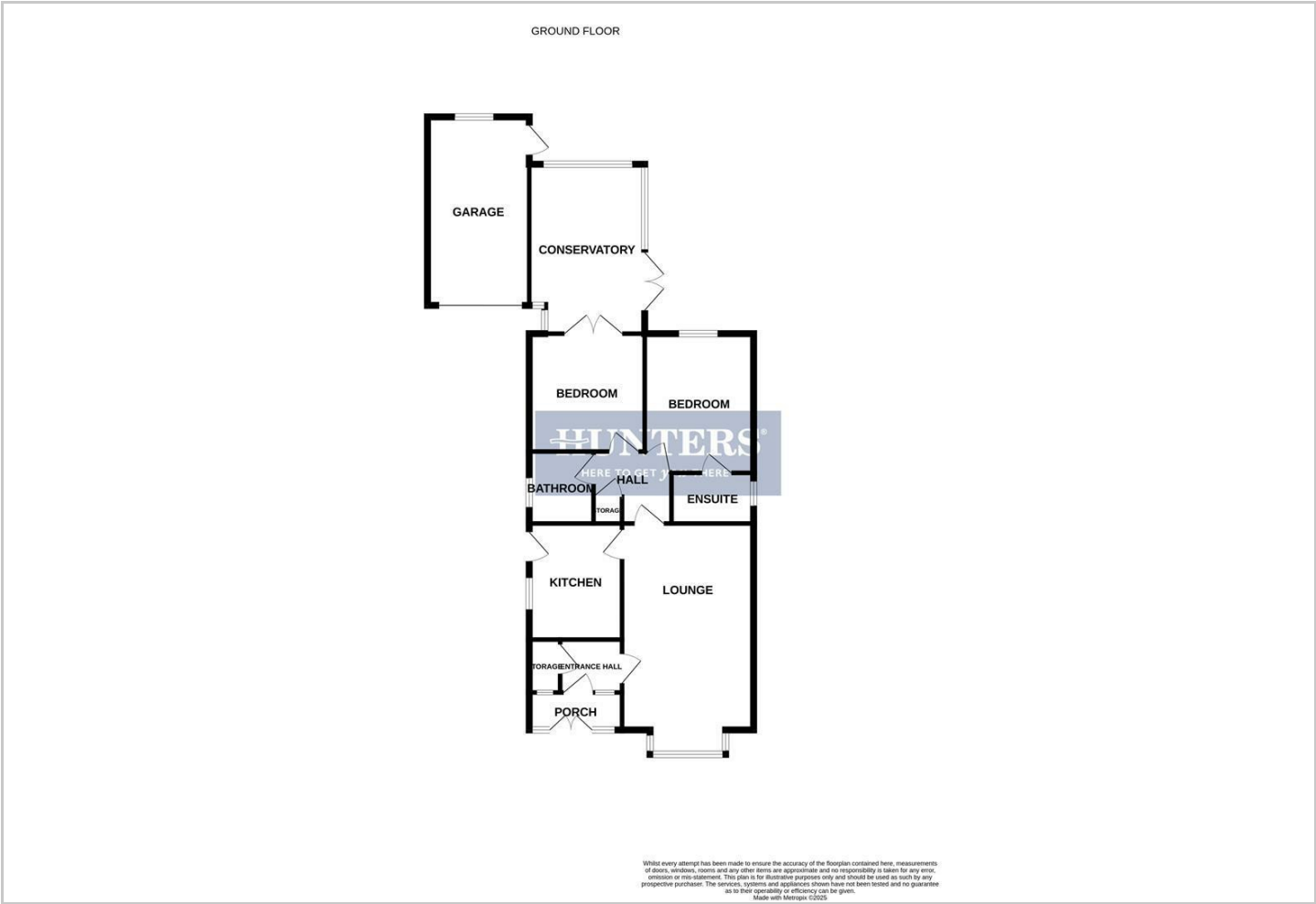
Hybrid Map



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.