

# HUNTERS®

HERE TO GET *you* THERE



## Cobden Street

Stourbridge, DY8 3RU

Offers In Excess Of £230,000



Council Tax: B





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## Lounge Diner

22'1" x 13'1" (6.74 x 4.01)

With a double glazed door to front, double glazed window to front, bookshelf with door to cellar, door to kitchen, stairs to the first floor landing, double glazed french doors to rear and a central heating radiator.

## Cellar

14'11" x 6'11" (4.57 x 2.13)

With a door from the lounge to a useful storage area.

## Kitchen

11'3" x 5'10" (3.45 x 1.8)

With a door from the lounge and to the shower room, fitted with wall and base units, sink and drainer, integrated oven, extractor fan above, integrated fridge freezer and washing machine, double glazed window to rear, tiled floor, recessed spotlights and a central heating radiator.

## Shower Room

5'9" x 5'9" (1.76 x 1.76)

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

## Landing

With stairs from the lounge diner and doors to various rooms.

### Bedroom One

12'3" x 10'2" (3.74 x 3.12)

With a door from the landing, built in storage cupboard with wall mounted boiler and a central heating radiator.

### Bedroom Two

9'7" x 13'1" (2.93 x 4.01)

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

### Garden

With double glazed french doors from the lounge diner, to a patio, mature shrub borders, two ponds, garden shed, outdoor lighting and outside tap. A garden room to rear with power and light, suitable for entertaining.






The floor plan is divided into three sections: BASEMENT, GROUND FLOOR, and 1ST FLOOR.

- BASEMENT:** Contains a large orange-colored room labeled "CELLAR" and a staircase labeled "STAIRS" with a "DOWN" arrow.
- GROUND FLOOR:** Contains a yellow-colored "LOUNGE/DINER" at the front, a yellow "KITCHEN" at the back, and a light blue "BATHROOM" above the kitchen. A central staircase labeled "STAIRS" has "UP" and "DOWN" arrows. A large "HUNTERS" logo is overlaid on this section.
- 1ST FLOOR:** Contains two yellow-colored bedrooms, "BEDROOM 1" and "BEDROOM 2", and a staircase labeled "STAIRS" with "UP" and "DOWN" arrows.

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			 86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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.