

# HUNTERS®

HERE TO GET *you* THERE



## Lutley Drive

Stourbridge, DY9 0YQ

Offers In The Region Of £285,000



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Council Tax: C





# Lutley Drive

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## Front Of The Property

With a chipping stone driveway providing parking for two cars leading to garage and steps down to the front door.

## Entrance Hall

With a double glazed door from the front, doors to various rooms, stairs down to the ground floor and a central heating radiator.

## Lounge

11'3" x 10'8" (3.45 x 3.27)

With a door from the entrance hall, double glazed bow window to front, gas fire with decorative surround and a central heating radiator.

## Kitchen Dining Room

22'2" x 9'6" (6.76 x 2.92)

With a door from the entrance hall, fitted wall and base units, work surfaces with matching splashback, part tiled walls, integrated oven and microwave, gas hob, stainless steel cooker hood, space for tumble dryer and fridge freezer, plumbing for washing machine, recessed spotlights, double glazed window to rear, dining area with double glazed french doors to a juliet balcony, air conditioning unit and a central heating radiator.

## Ground Floor Hall

With stairs from the first floor, doors to rooms, double glazed window to rear and a central heating radiator.

## Bedroom One

13'2" x 11'6" (4.02 x 3.52 )

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

## Bedroom Two

11'10" x 10'2" (3.63 x 3.11)

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

## Bedroom Three

10'9" x 7'10" (3.30 x 2.41)

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

## Bathroom

With a door from the hall, bath with shower over and fitted glass shower screen, wash hand basin set into vanity unit, recessed spotlights, extractor fan, tiled walls and floor, a chrome heated towel rail and a central heating radiator.

## WC

With a door from the hall, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to rear and recessed spotlights.

## Garden

With a door from the hall to a patio area, lawn beyond with shrub borders, outside tap and gated side access.

## Store Room

With a door leading from the side of the property, useful storage space, wall mounted central heating boiler and double glazed window to side.

## Garage

12'2" x 8'0" (3.72 x 2.45)

With a garage door to front, power and light.





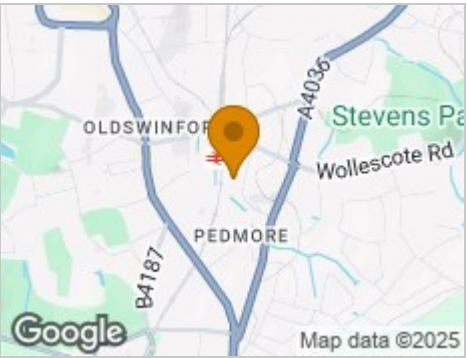
Road Map



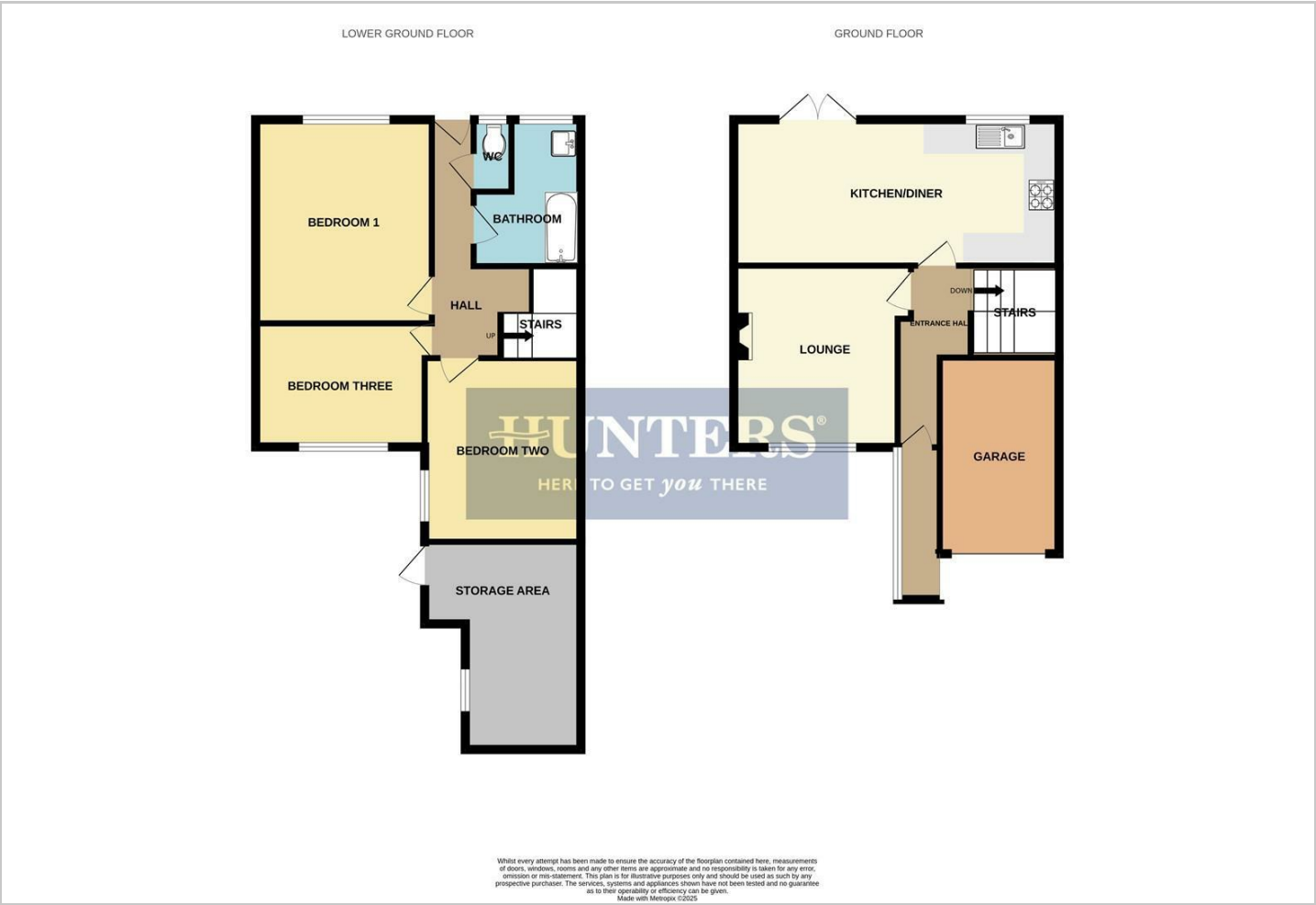
Hybrid Map



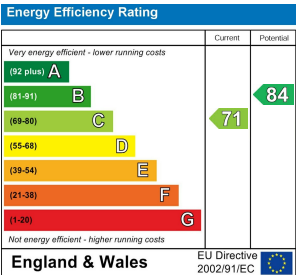
Terrain Map



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.