

# HUNTERS®

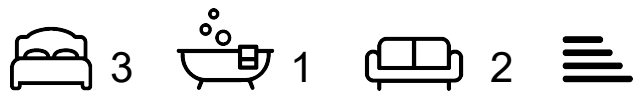
HERE TO GET *you* THERE



## Lutley Drive

Stourbridge, DY9 0YQ

Offers In Excess Of £300,000



Council Tax:





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## Front Of The Property

With a tarmacadam driveway, mature shrub borders and gated side access.

## Porch

With a UPVC door to front, wall lights and a door to lounge.

## Lounge Diner

26'4" x 10'8" (8.05 x 3.26)

With a door from the porch, doors to rooms, dining area with patio doors to rear and two central heating radiators.

## Kitchen

8'5" x 9'2" (2.57 x 2.81)

With doors from the lounge diner, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, space for cooker, plumbing for washing machine, space for fridge freezer, double glazed window to rear and a double glazed door to rear.

## Inner Hall

With doors to various rooms, under stairs storage cupboard and stairs to the first floor landing.

## Study/Bedroom Four

12'2" x 9'5" (3.72m x 2.88m)

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

## Landing

With stairs from the inner hall, loft access and doors to rooms.

## Bedroom One

14'6" x 11'3" (4.42 x 3.44)

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

## Bedroom Two

11'7" x 9'10" (3.54 x 3.02)

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

### Bedroom Three

11'5" x 7'4" (3.50 x 2.26)

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

### Shower Room

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

### Garden

With double glazed patio doors from the lounge diner to a south facing patio area, gated side access, steps down to a further garden with raised shrub borders and space for a garden shed to the side of the property.





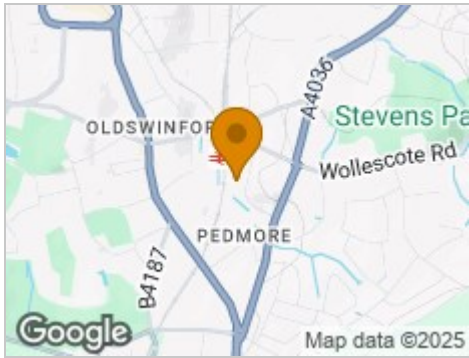
Road Map



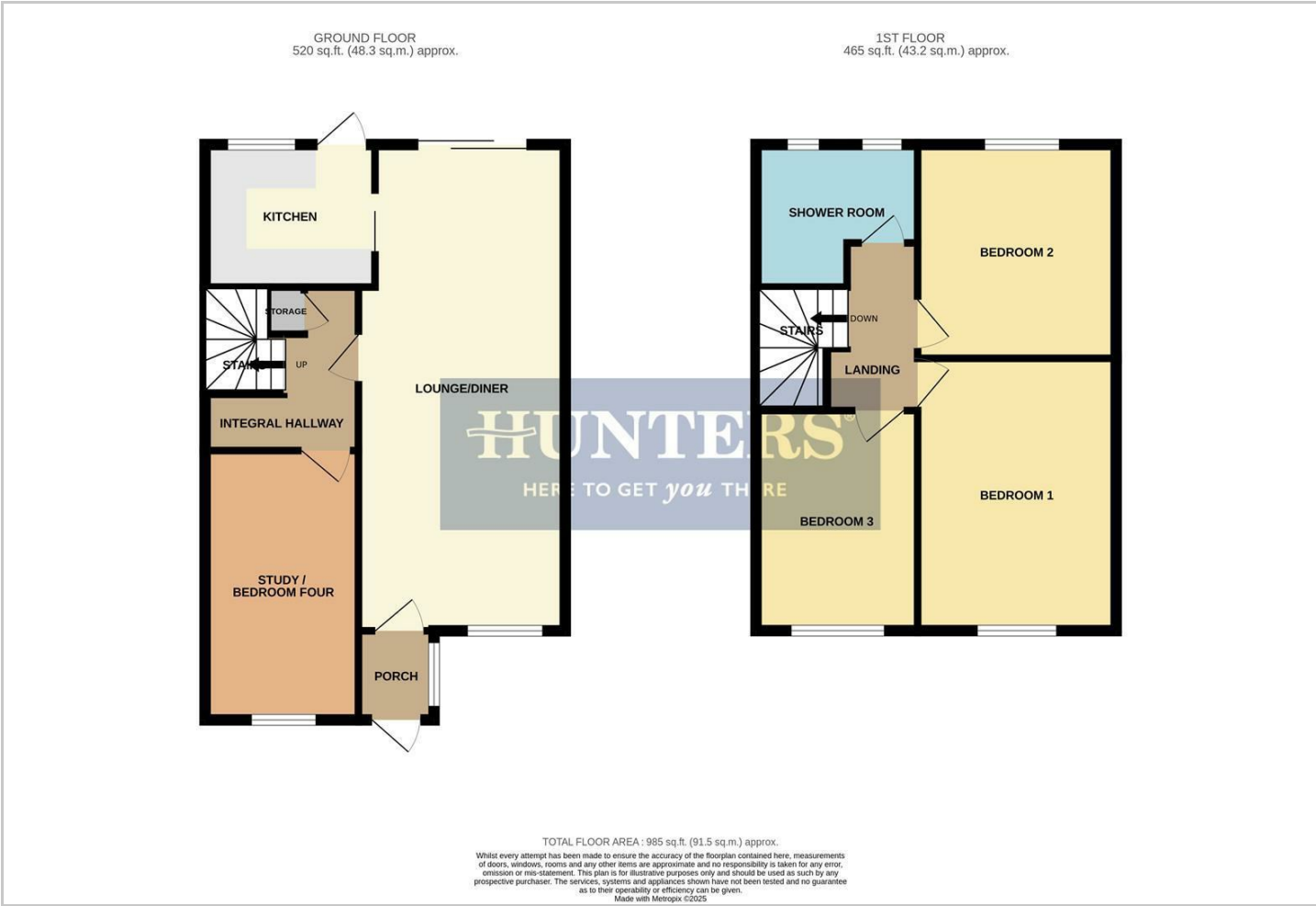
Hybrid Map



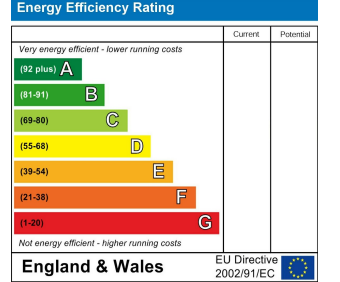
Terrain Map



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.