

# HUNTERS<sup>®</sup>

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## St. Peters Road

Dudley, DY2 9HN

Offers In Excess Of £325,000



Council Tax: C





# 77 St. Peters Road

Dudley, DY2 9HN

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## The Front of the Property

To the front of the property there is a tarmac driveway providing off road parking leading to a detached garage, steps leading up the entrance hall and a gate to side providing access to the rear garden.

## Entrance Hall

With a door leading from the front, door leading to various rooms, storage cupboard housing boiler and a central heating radiator.

## W/C

With a door leading from the entrance hall, WC, wash hand basin with tiled splash back, towel rail, double glazed window to side and a central heating radiator.

## Dining Room

12'0" x 10'11" (3.67 x 3.35)

With a door leading from the entrance hall, gas fire place with feature surround and hearth, double glazed window to front and side, door leading to the hallway and a central heating radiator.

## Hallway

With a door leading from the dining room, opening through to the kitchen, door leading to the lounge and access to the storage cupboard underneath the stairs leading to the cellar.

## Kitchen

15'1" x 6'6" (4.62 x 1.99)

With an opening from the hallway, fitted with a range of wall and base units, work tops with tiled splash back, rangemaster cooker, sink and drainer, space for further appliances, double glazed windows to side and rear, stable door leading to the rear garden and a central heating radiator.

## Lounge

19'6" x 11'9" (5.95 x 3.60)

With a door leading from the hallway, brick built fireplace with log burner and tiled hearth, double glazed window to front with additional glazing, double glazed French doors to rear leading to garden, stairs leading to the first floor landing and two central heating radiators.

## Landing

With stairs leading from the lounge, doors leading to various rooms, double glazed window to side and a central heating radiator.

Tel: 01384 443331

### Bedroom One

11'11" x 11'9" (3.64 x 3.59 )

With a door leading from the landing, wooden flooring, fireplace, door to generous over stairs storage cupboard, double glazed window to front with additional glazing, double glazed window to rear and a central heating radiator.

### Bedroom Two

10'11" x 8'9" max (3.33 x 2.69 max)

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

### Bedroom Three

10'4" x 7'1" (3.16 x 2.16)

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

### Bathroom

With a door leading from the landing, bath unit with shower over and tiled surround, glass folding shower screen, wash hand basin and WC set into vanity unit, double glazed window to rear and a chrome heated towel rail.

### Garden

With a stable door leading from the kitchen and French doors from the lounge, paved patio, lawn surround with canal adjacent and summerhouse. With a pathway leading from the garden, further garden grounds are beyond with a woodstore, shed and much potential for fruit and vegetable patches and flower beds. There are various seating areas, a secondary shed and a composting area to the top of the further garden grounds.

### Garage

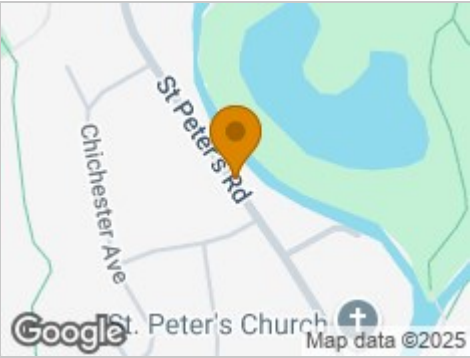
18'10" x 9'0" (5.75 x 2.75)

With an up and over door to front, windows to side and rear, electric point and various storage cupboards.





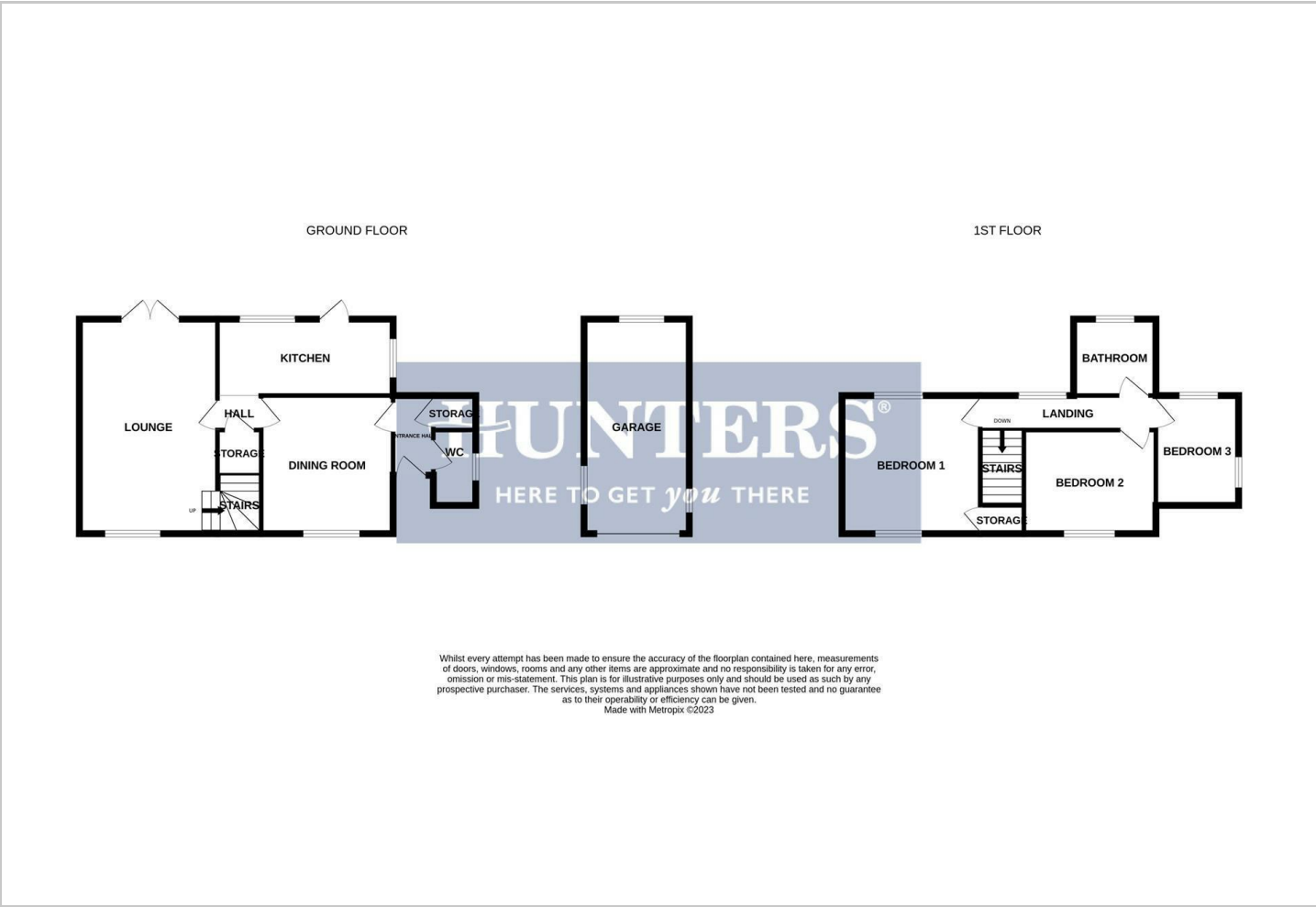
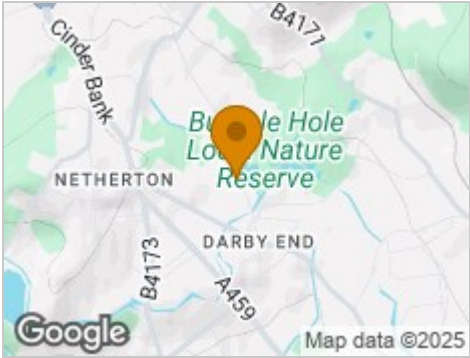
Road Map



Hybrid Map

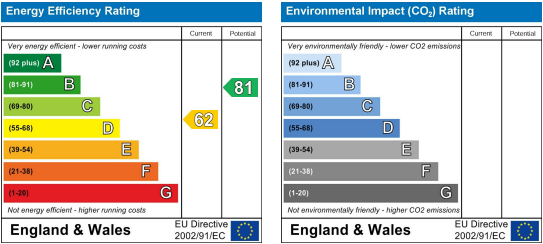


Terrain Map



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.