

# HUNTERS®

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## Hazel Grove

Stourbridge, DY8 3JP

Offers In The Region Of £315,000



Council Tax: D



# 10 Hazel Grove

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## Front Of Property

With a tarmacadam driveway leading to the carport, lawn to front with mature shrub borders, a glazed door leading to the entrance hall and gated side access to the rear porch and back garden.

## Entrance Hall

With a door from the side of the property, doors leading to various rooms and a central heating radiator.

## Lounge

16'0" x 13'1" (4.88 x 4)

With a door leading from the entrance hall, double glazed bow window to front, further double glazed window to side, feature fire surround with living flame gas fire, wall lights, door to kitchen and two central heating radiators.

## Kitchen

11'5" x 8'4" (3.49 x 2.55)

With a door leading from the lounge, double glazed window to front and side, fitted kitchen with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for cooker, plumbing for washing machine, space for a tall fridge freezer, walk-in pantry housing boiler. door to rear porch and a central heating radiator.

## Bedroom One

12'0" x 11'11" (3.66 x 3.65)

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

## Bedroom Two

12'0" x 9'11" (3.66 x 3.04)

With a door leading from the entrance hall, fitted wardrobe, double glazed window to side and rear and a central heating radiator.

## Bedroom Three

11'5" x 8'8" (3.48 x 2.66)

With a door leading from the entrance hall, fitted wardrobes, double glazed window to side and a central heating radiator.

## Bathroom

With a door leading from the entrance hall, bath with shower over, WC, wash hand basin, part tiled walls, built in airing cupboard, access to loft space, glazed window to side and a central heating radiator.

## Garden

With a door from the rear porch and a path leading to a private rear garden which is mainly laid to lawn with mature shrub borders and a garden shed.



## Road Map



## Hybrid Map



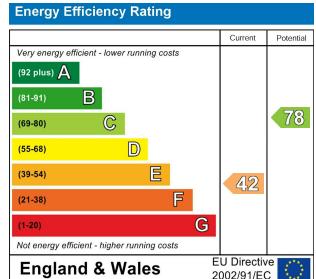
## Terrain Map



## 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.