

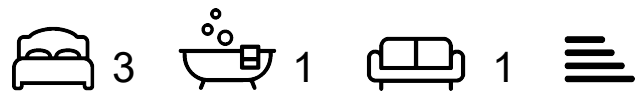
HUNTERS®

HERE TO GET *you* THERE



Hatfield Road

Stourbridge, DY9 7LP



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Offers In The Region Of £275,000



Front of the Property

To the front of the property there is a large chipping stone driveway providing ample off road parking, canopy with recessed spotlights, gated side access leading to rear garden and detached garage and double glazed composite door leading to entrance hall.

Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, laminate floor and double glazed window to front.

Lounge Diner

15'5" x 11'1" (4.7 x 3.4)

With a door leading from entrance hall, log burning stove with slate hearth and decorative mantle, comfortable space for seating and dining, laminate floor, double glazed bow window to front, further double glazed french doors leading to rear garden and a central heating radiator.

Kitchen

11'9" x 6'2" (3.6 x 1.9)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, integrated oven, separate induction hob with cooker hood over, integrated fridge freezer and dishwasher, plumbing for washing machine, storage cupboard, housed central heating boiler, double glazed window and door to rear garden and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard and double glazed window to side.

Bedroom One

11'9" x 9'2" (3.6 x 2.8)

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

Bedroom Two

11'1" x 7'10" (3.4 x 2.4)

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

Bedroom Three

7'10" x 11'1" max (2.4 x 3.4 max)

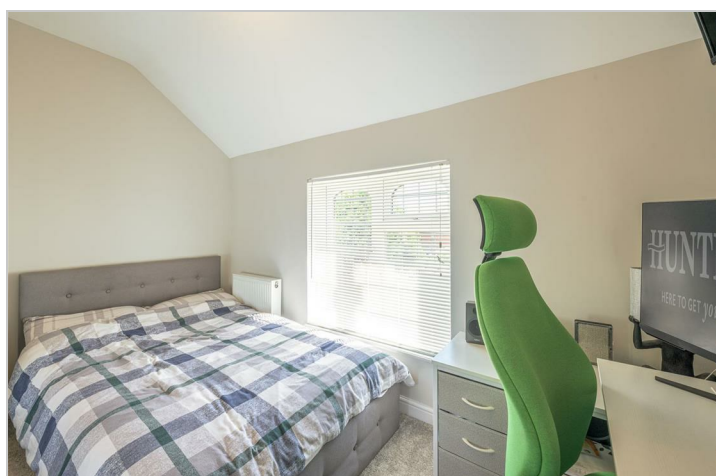
With a door leading from landing, loft access, double glazed window to front and a central heating radiator.

WC

With a door leading from landing, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to front and a central heating radiator.

Garden

With double glazed doors leading from lounge diner and kitchen to a patio and block paving seating area, well maintained lawn, mature shrub borders, decorative bark, outside hot and cold tap, gated side access and detached garage.



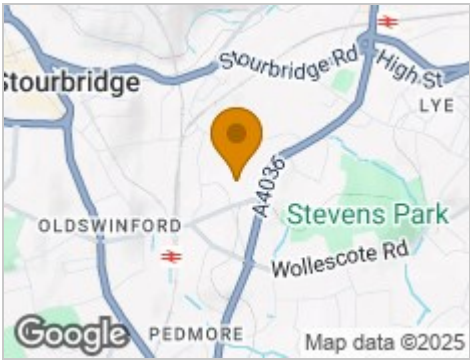
Road Map



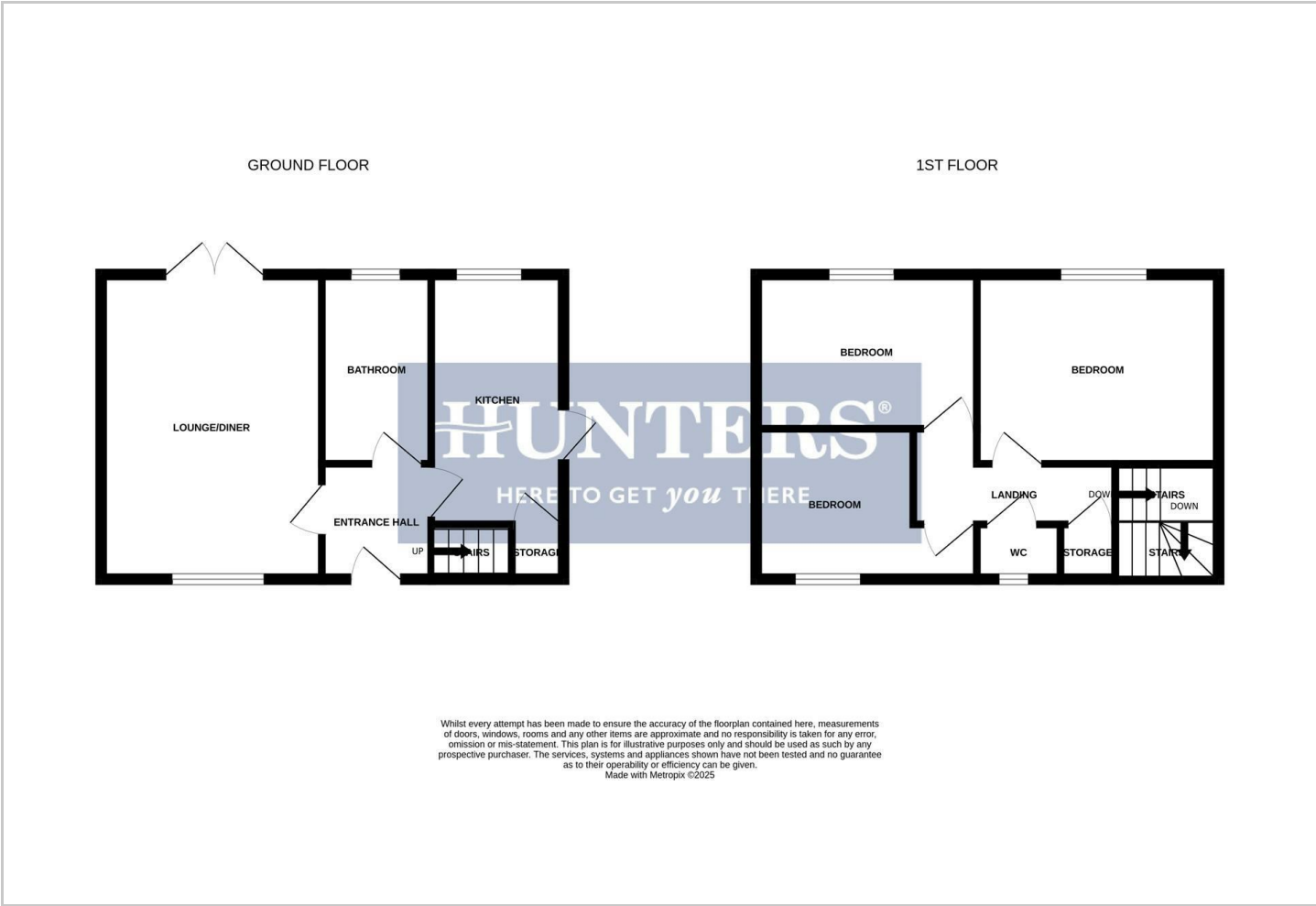
Hybrid Map



Terrain Map



Floor Plan



Viewing

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 Graph



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.