

HUNTERS®

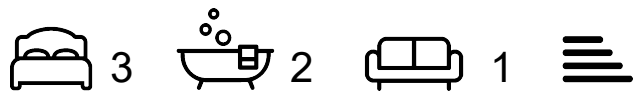
HERE TO GET *you* THERE



Longlands Avenue

Stourbridge, DY8 3TU

£325,000



Council Tax:



Longlands Avenue

Stourbridge, DY8 3TU

£325,000



Front Of The Property

With a tarmacadam driveway and EV charging point.

Entrance Hall

With a double glazed door to front, doors to rooms, stairs to the first floor landing and a central heating radiator.

Cloakroom

With a door from the entrance hall, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to front and a central heating radiator.

Lounge

14'4" x 12'0" (4.38 x 3.67)

With a door from the entrance hall and to the kitchen, double glazed window to front, electric fire, under stairs storage cupboard and a central heating radiator.

Kitchen Breakfast Room

8'9" x 15'2" (2.68 x 4.64)

With a door from the lounge, fitted with modern wall and base units, work surfaces with matching splashback, one and a half stainless steel sink and drainer, integrated oven and hob, stainless steel cooker hood, integrated fridge, freezer, washer dryer and dishwasher, tiled floor, double glazed french doors to rear and a central heating radiator.

Landing

With stairs from the entrance hall, doors to rooms, loft access and storage cupboard.

Bedroom One

9'7" x 12'0" (2.93 x 3.68)

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

En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, recessed spotlights, extractor fan, double glazed window to front and a central heating radiator.

Bedroom Two

7'6" x 9'0" (2.30 x 2.76)

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

Bedroom Three

7'6" x 5'10" (2.29 x 1.8)

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

Bathroom

With a door from the landing, double glazed window to side, recessed spotlights, extractor fan, part tiled walls, tiled floor, bath, WC, wash hand basin and a central heating radiator.

Garden

With access from the kitchen diner to a patio area with outside tap, outdoor lighting and lawn beyond.



A map snippet from Google Maps showing the location of the property. The property is marked with an orange pin on Brook St. Cathcart Rd is to the north and Ross St is to the east. The map data is from 2025.

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor, connected by a central staircase.

GROUND FLOOR:

- KITCHEN/DINER:** Located at the top left, featuring a bay window.
- LOUNGE:** Located below the kitchen/diner, with a fireplace on the left wall.
- ENTRANCE HALL:** Situated at the bottom left, containing a cloakroom and stairs leading up.
- STAIRS:** Located between the lounge and the kitchen/diner, with an 'UP' arrow indicating the direction to the first floor.
- STORAGE:** A small storage area located near the stairs.

1ST FLOOR:

- BEDROOM 1:** Located at the bottom left of the first floor, featuring an ensuite.
- BEDROOM 2:** Located at the top left of the first floor.
- BEDROOM 3:** Located at the top right of the first floor.
- BATHROOM:** Located between Bedroom 2 and Bedroom 1.
- LANDING:** A central landing area with a 'DOWN' arrow indicating the direction to the ground floor.
- STAIRS:** A set of stairs located near the landing, with a 'DOWN' arrow.
- STORAGE:** Two storage areas are located on the first floor, one near the bathroom and another near the landing.

A central banner with the text 'HUNTERS' and 'WE TO GET you THE BEST' is overlaid on the staircase area.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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.