

# HUNTERS®

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## Harrison Road

Amblecote, Stourbridge, DY8 5XU



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£245,000



## Front of The Property

To the front of the property beyond dwarf wall there is a patio terrace foregarden with double glazed composite door leading to dining room.

## Dining Room

12'1" x 11'9" (3.7 x 3.6 )

With a double glazed composite door leading from the front of the property, space for seating and dining, wood burning stove with quarry tiled hearth and decorative mantle, dado rail, coving, laminate floor, door leading to lounge and a central heating radiator.

## Lounge

15'1" x 12'1" max (4.6 x 3.7 max )

With doors leading from dining room and kitchen, space for seating, dado rail, coving, ceiling rose, laminate floor, doors to cellerate and stairs leading to first floor landing, double glazed french doors leading to rear garden and a central heating radiator.

## Kitchen

15'1" x 7'10" (4.6 x 2.4 )

With a door leading from lounge and open to utility, fitted with a range of matching wall and base units complete with Granite worktops and drainer grooves, belfast sink with tiled splashback, integrated oven and microwave, separate gas hob with stainless steel cooker hood over, integrated fridge freezer, dishwasher, space for separate tall fridge freezer, wall mounted central heating boiler, recessed spotlights, tiled floor, double glazed skylight, further double glazed windows and door to side and a central heating radiator.

## Utility

Open from kitchen and door leading to WC, matching base units with Granite worktops, plumbing for washing machine, recessed spotlights, tiled floor, double glazed french doors leading to conservatory, further double glazed window to side and a central heating radiator.

## WC

With a door leading from utility, WC, wash hand basin set into vanity unit, tiled floor and walls, double glazed window to rear and a chrome central heated towel rail.

## Conservatory

10'9" x 8'6" (3.3 x 2.6 )

With double glazed french doors leading from utility, space for seating, laminate floor, double glazed windows and french doors leading to garden and a central heating radiator.

### Landing

With stairs leading from lounge, doors to various rooms, further door and stairs leading to bedroom and dado rail.

### Bedroom One

14'1" x 11'9" (4.3 x 3.6)

With a door leading from landing, fitted wardrobes, double glazed windows to front and a central heating radiator.

### Bedroom Three

8'6" x 5'10" max (2.6 x 1.8 max)

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

### Bathroom

With a door leading from landing, P-shaped bath with waterfall shower head and separate shower attachment, shower screen, WC, wash hand basin, tiled underfloor heating, part tiled walls, recessed spotlights, extractor fan and double glazed window to rear.

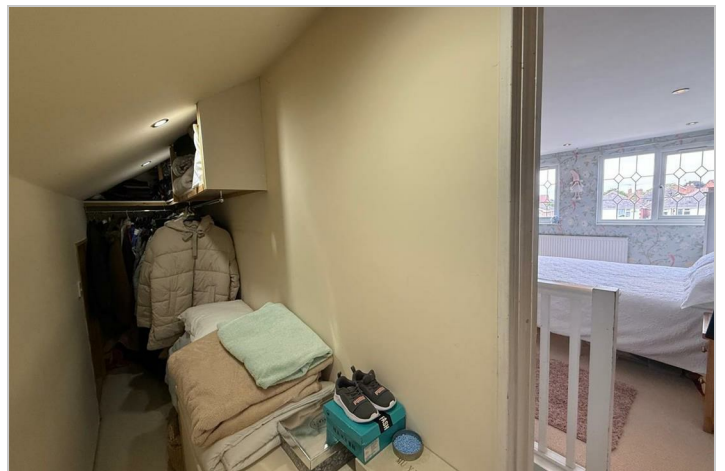
### Bedroom Two

15'5" x 11'5" max (4.7 x 3.5 max )

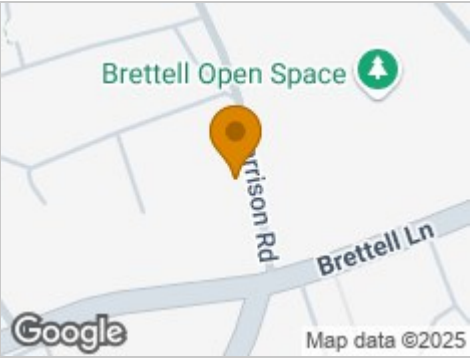
With stairs leading from landing, door to walk-in wardrobe and further eaves storage, recessed spotlights, double glazed window to rear and a central heating radiator.

### Garden

With double glazed doors leading from conservatory and kitchen to a patio seating area, well maintained lawn with sleeper borders, decorative slate, shed and further seating area, gated side access, trellis and hot and cold outside taps.



Road Map



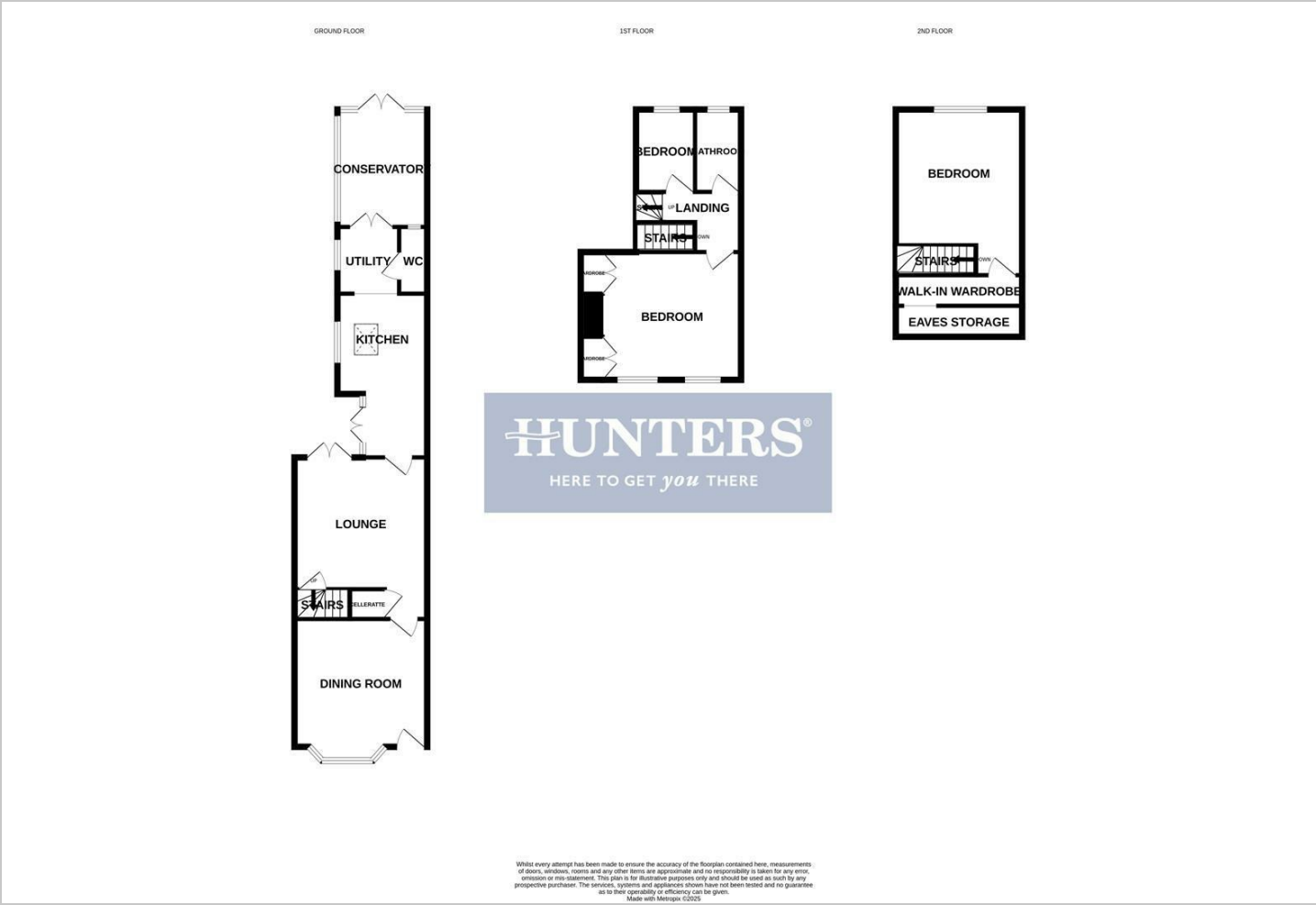
Hybrid Map



Terrain Map



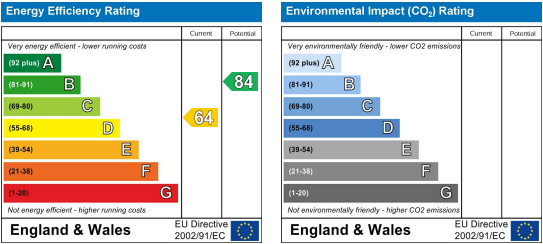
Floor Plan



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.