

HUNTERS®

HERE TO GET *you* THERE



Whittington Road

Stourbridge, DY8 3DD

£1,900 Per Month



Council Tax: C



44a Whittington Road

Stourbridge, DY8 3DD

£1,900 Per Month



Front Of The Property

With a gated block paved driveway, shrub borders and gated side access.

Entrance Hall

With a double glazed door to front, doors to rooms, built in storage cupboard, oak floor and a central heating radiator.

Study

12'2" x 8'1" (3.71 x 2.47)

With a door from the entrance hall, double glazed window to side, oak floor and a central heating radiator.

Lounge Dining Room

28'1" x 11'5" (8.58 x 3.50)

With a door from the entrance hall and to the kitchen, double glazed bow window to front, inglenook fireplace, brick built surround, tiled hearth and open fire, oak floor, feature oak staircase to the first floor, double glazed bi fold doors to conservatory and two central heating radiators.

Kitchen

15'0" x 8'1" (4.59 x 2.48)

With a door from the lounge, fitted with modern wall and base units, Quartz work surfaces with tiled splashback, space for range cooker, extractor fan above, plumbing for dishwasher, space for fridge freezer, wine chiller, double glazed window to side, recessed spotlights, tiled floor, breakfast bar and a central heating radiator.

Conservatory

10'5" x 10'3" (3.2 x 3.14)

With double glazed bi fold doors from the lounge,

door to utility, double glazed windows to rear, double glazed french doors to rear, oak floor and an electric wall mounted heater.

Utility

7'2" x 8'6" (2.2 x 2.6)

With a door from the conservatory, to the shower/wet room, fitted Quartz wall and base units, work surfaces with tiled splashback, wash hand basin, plumbing for washing machine, space for tumble dryer, storage cupboard, double glazed window to rear and a electric wall mounted heater.

Wet Room

With a door from the conservatory, shower area, WC, wash hand basin, tiled floor and walls, extractor fan and recessed spotlights.

Landing

With stairs from the lounge, doors to rooms, laminate floor, loft access and recessed spotlights.

Bedroom One

10'5" x 18'0" (3.18 x 5.49)

With a door from the landing, two built in wardrobes, two double glazed windows to rear, laminate floor and a central heating radiator.

Bedroom Two

11'6" x 8'5" (3.51 x 2.57)

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

Bedroom Three

11'5" x 9'2" (3.49 x 2.81)

With a door from the landing, built in wardrobe, double glazed window to front, laminate floor and a central heating radiator.

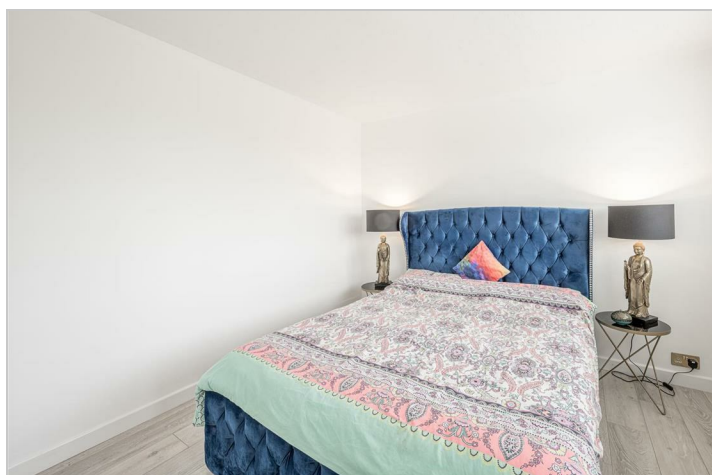
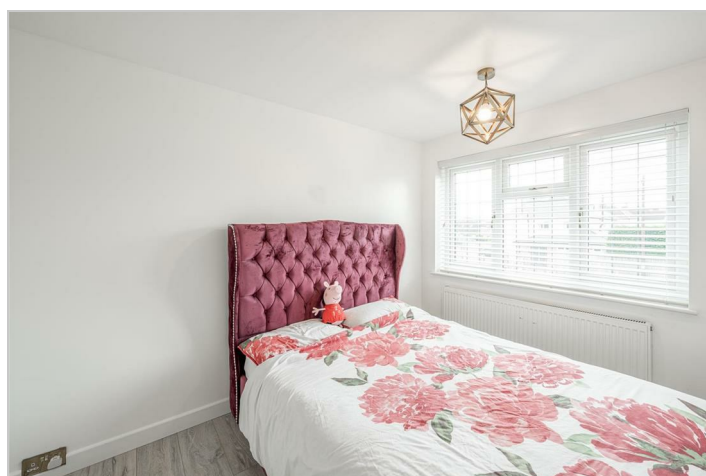
Tel: 01384 443331

Bathroom

With a door from the landing, bath with shower over, fitted glass shower screen, double vanity wash hand basins, LED mirror, Quartz surfaces, WC, tiled walls, double glazed window to side, tiled floor, recessed spotlights, extractor fan, shaver point and a heated towel rail.

Garden

With double glazed french doors from the conservatory to a patio, gated side access, steps down to lawn, shrub borders, garden shed to rear, outside tap and outdoor lighting.



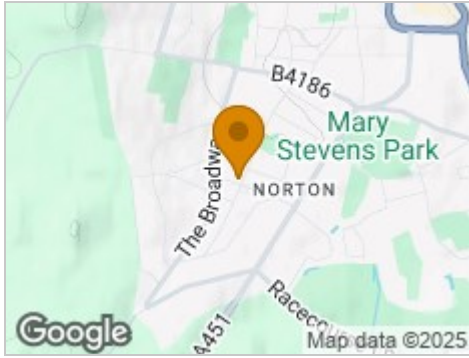
Road Map



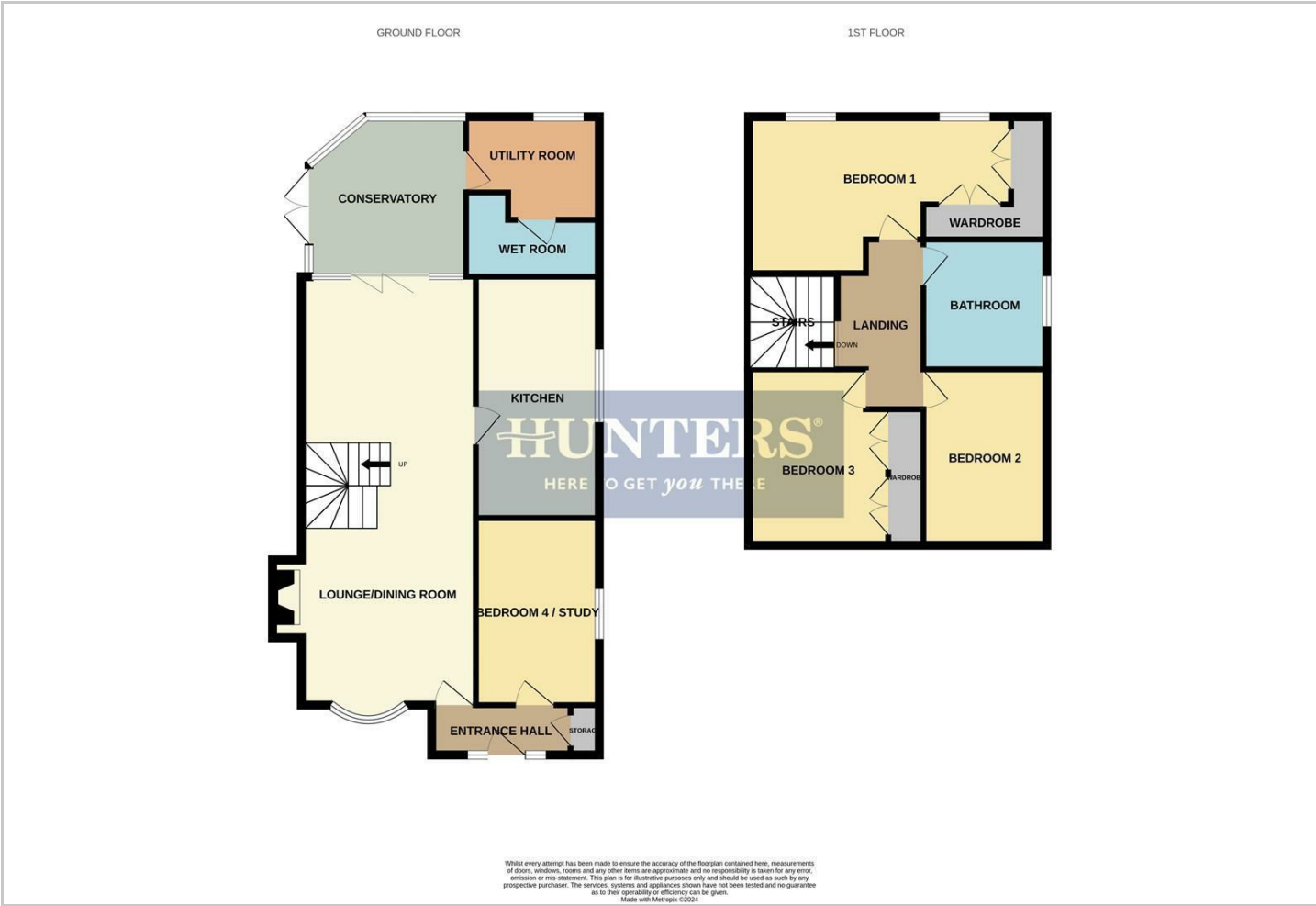
Hybrid Map



Terrain Map



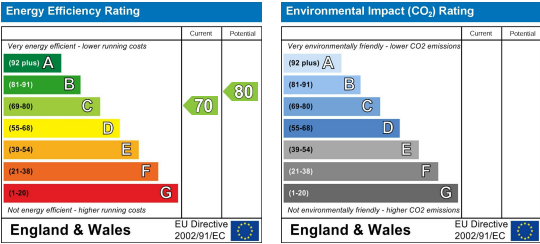
Floor Plan



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.