

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Hagley Road

Stourbridge, DY8 1QR

£210,000



Council Tax: B





# Hagley Road

Stourbridge, DY8 1QR

## £210,000



### Front of the Property

With a traditional brick pathway area leading to the front of the property.

### Entrance Hall

With a door to front, minton tiled flooring leading to an opening into kitchen/ breakfast room and stairs to the first floor.

### Kitchen/ Breakfast Room

13'1" x 12'9" (4.00 x 3.90)

With an opening from entrance hall, bay window to front with fitted shutter blinds, a fitted kitchen with a range of wall and base units, one and a half bowl sink, space for a free standing cooker, space for a tall fridge/freezer, wall mounted central heating boiler, wooden flooring, central heating radiator and a door leading to lounge.

### Lounge

12'1" x 12'10" (3.70 x 3.93)

With a door from the entrance hall/kitchen, window to rear, gas fire place with a brick built surround, door leading to cellar, door to rear hall/study and a central heating radiator.

### Rear Hall/ Study

9'10" x 5'11" (3.01 x 1.81)

With door to various rooms, window to rear, tiled flooring and central heating radiator.

### Bathroom

12'1" x 5'9" (3.70 x 1.76)

With a door from rear hall/ study, freestanding claw foot bath tub, WC, wash hand basin with tiled splash back, double glazed window to rear, extractor fan, cupboard with plumbing for washing machine and central heating radiator.

### Landing

With stairs from entrance hall/kitchen and doors to various rooms.

### Bedroom One

12'1" x 12'10" (3.70 x 3.93)

With door from first floor landing, window to rear, door to en suite and central heating radiator.

### En Suite

With door from bedroom one, shower cubical, WC, wash hand basin, part tiled walls and extractor fan.

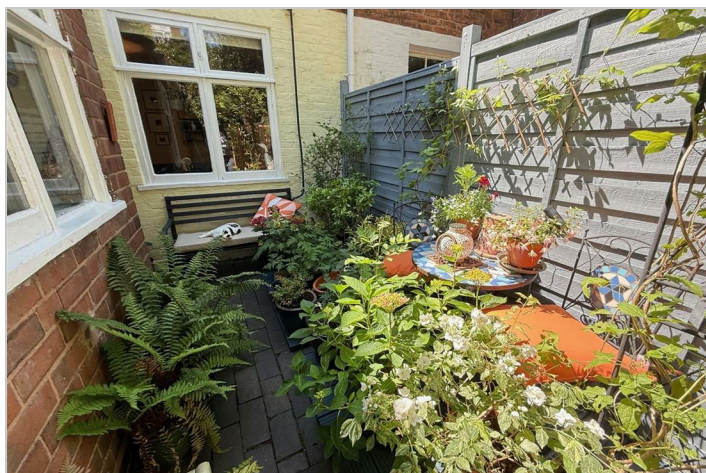
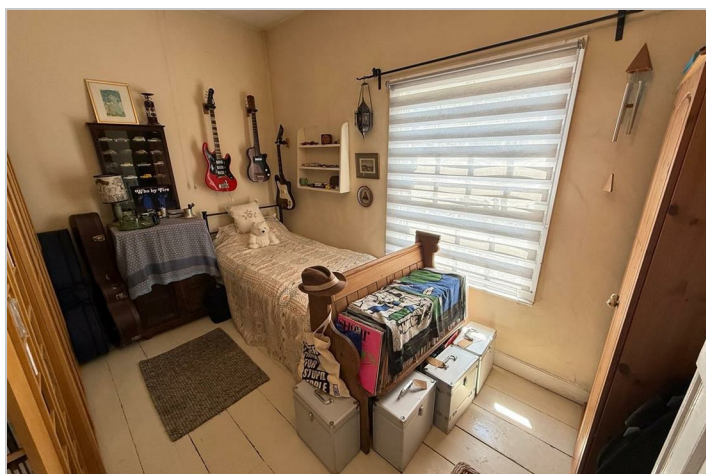
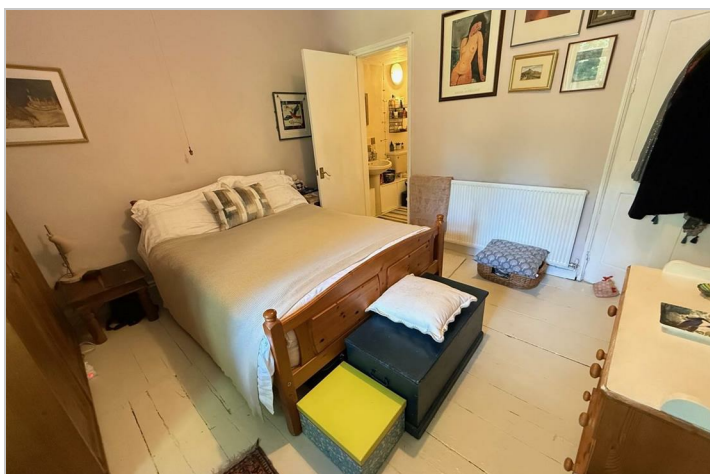
## Bedroom Two

7'11" x 12'11" (2.43 x 3.95)

With door from first floor landing, sash window to front and central heating radiator.

## Rear Garden

With door from rear hall/ study leading to blue brick patio area, power point, outside tap, outdoor lighting, steps leading up to lawn with further seating area. Rear gate providing rear access to Ibstock Drive for on street parking.





Road Map



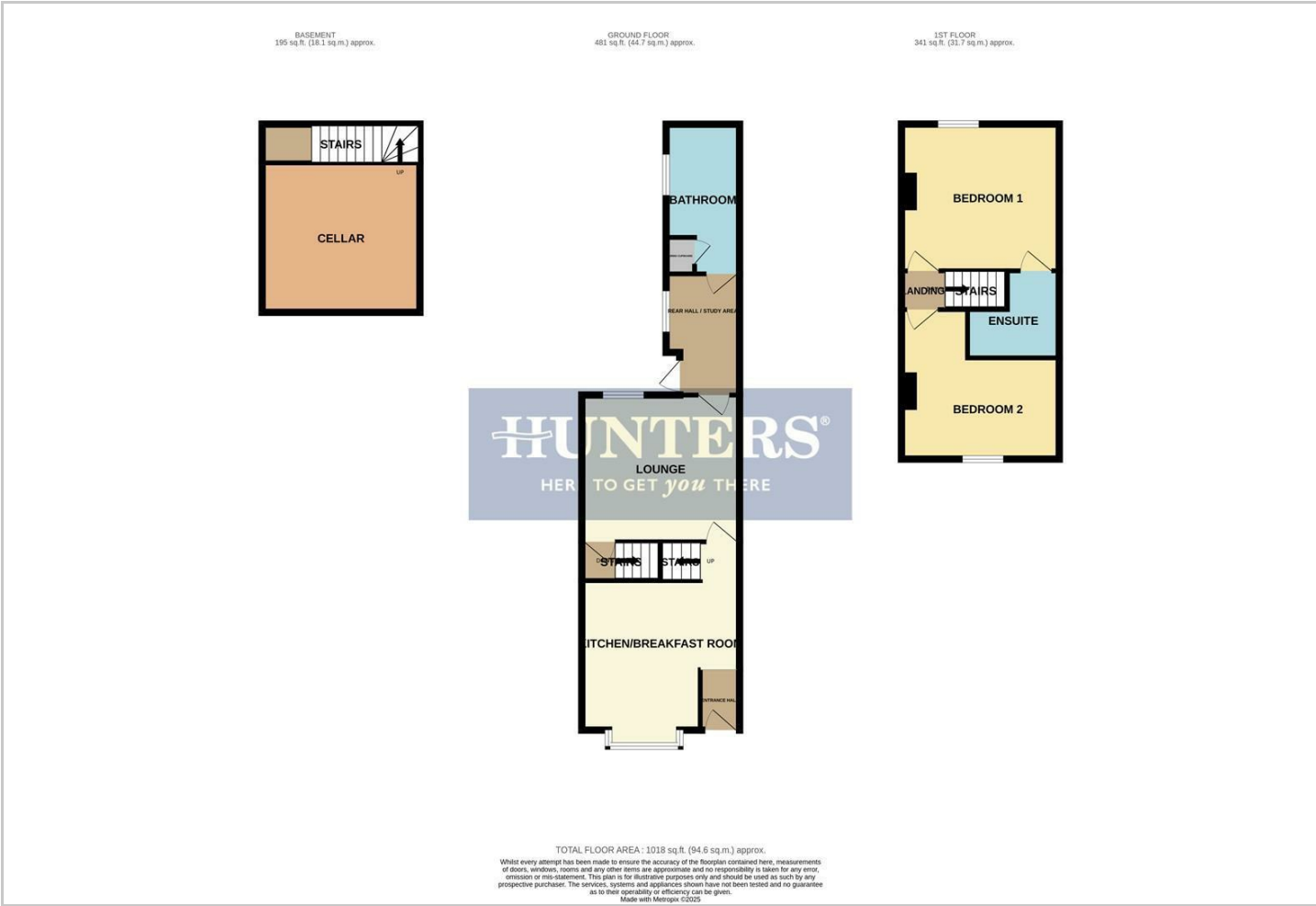
Hybrid Map



Terrain Map



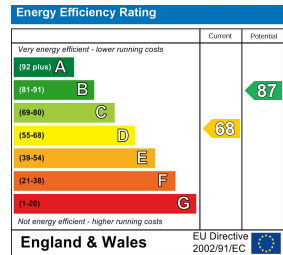
Floor Plan



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.