

# HUNTERS®

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## Lime Tree Walk

Stourport-On-Severn, DY13 8TY

£350,000



Council Tax: D





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### Front of the Property

To the front of the property is a block paved driveway, access to the garage, path leading to the front door, gated side access and outdoor lighting.

### Entrance Hall

With a double glazed door to the front, stairs leading to the first floor landing, door leading to the lounge/diner, a fitted alarm system and a central heating radiator.

### Lounge/ Diner

24'8" x 11'7" (7.54 x 3.54)

With a door from the entrance hall, a double glazed bow window to the front, an electric fireplace with a decorative surround, a double glazed window to the rear and double glazed patio doors leading to the conservatory, an understairs storage cupboard, a door leading to the kitchen, wall lights and two central heating radiators.

### Conservatory

9'1" x 9'10" (2.77 x 3.02)

With double glazed patio doors from the lounge/diner, double glazed patio doors leading to the rear garden and a central heating radiator.

### Kitchen

12'7" x 7'9" (3.86 x 2.37)

With a door from the lounge/diner, a fitted kitchen with a range of wall and base units, work surface over and tiled splashback, a stainless steel sink and drainer, space for a range cooker, plumbing for a washing machine, space for a fridge/ freezer, breakfast bar, tiled flooring, double glazed window to the rear, door leading to the study and a central heating radiator.

### Study

9'10" x 7'7" (3.02 x 2.33)

With a door from the kitchen, a double glazed door to the side and a central heating radiator.

### Landing

With stairs from the entrance hall, loft access and door to various rooms.

### Bedroom One

17'5" x 8'3" (5.33 x 2.53)

With a door from the first floor landing, a door leading to the en suite, a double glazed window to the rear and a central heating radiator.

Tel: 01384 443331

### En Suite

6'10" x 8'3" (2.09 x 2.53)

With a door from bedroom one, a bathtub with shower over, a WC, wash hand basin, fully tiled walls, recessed spotlights, an extractor fan and a central heating radiator.

### Bedroom Two

12'11" x 8'6" (3.95 x 2.60)

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

### Bedroom Three

12'2" x 8'6" (3.73 x 2.60)

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

### Bedroom Four

9'2" x 5'11" (2.80 x 1.82)

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

### Shower Room

With a door from the first floor landing, a WC, wash hand basin, a corner walk-in shower cubical with sliding glass doors, fully tiled walls, recessed spotlights, a double glazed frosted window to the rear and a chrome heated towel rail.

### Rear Garden

With double glazed patio doors from the conservatory and a double glazed door from the study, leading to a patio seating area with lawn beyond, shrubbed borders, gated side access, an outside tap and a garden shed.



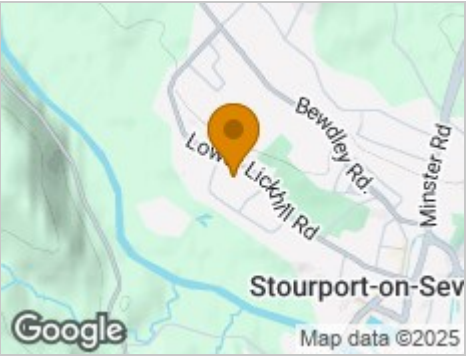
Road Map



Hybrid Map



Terrain Map

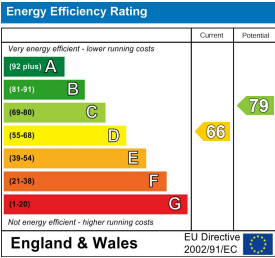


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.