

HUNTERS®

HERE TO GET *you* THERE



Heathfield Gardens

Stourbridge, DY8 3YD

Offers In Excess Of £200,000



Council Tax: B



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Front of the Property

To the front of the property is a lawn front garden, gated side access and a path leading to the front door.

Porch

With a double glazed door to the front, tiled flooring, a door to the storage cupboard housing a wall mounted boiler and a door leading to the entrance hall.

Entrance Hall

With a door from the porch, understairs storage cupboard and a door leading to the lounge.

Lounge

18'7" x 12'0" (5.68 x 3.68)

With a door from the entrance hall, double glazed patio doors to the front, gas fire with decorative surround, wall lights and a central heating radiator.

Rear Hall

With a door from the lounge, doors leading to various rooms, stairs to the first floor and a central heating radiator.

Kitchen

8'7" x 8'10" (2.64 x 2.70)

With a door from the rear hall, a fitted kitchen with a range of wall and base units, work surface over, tiled splashback, inset sink, integrated oven, integrated microwave, electric hob, integrated fridge, integrated freezer, plumbing for washing machine, wall mounted heater and a double glazed window to the rear.

Cloakroom

With a door from the rear hall, a WC and a central heating radiator.

Landing

With stairs from the rear hall, doors to various rooms, an airing cupboard and loft access.

Bedroom One

11'7" x 15'2" (3.55 x 4.64)

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

Bedroom Two

15'9" x 9'0" (4.82 x 2.76)

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

Bathroom

With a door from the first floor landing, a bathtub, separate shower cubical, a WC, wash hand basin, fully tiled walls, recess spotlights, storage cupboard, a double glazed window to the rear and a heated towel rail.

Garden

With a door from the rear hall leading to a block paved patio area, lawn beyond and gated side access.

Garage

16'4" x 7'10" (5.00 x 2.40)

With a garage 'en bloc' with an up and over garage door.



The floor plan shows a two-story house. The ground floor features a large lounge area, a kitchen, an inner hall with an oak room and stairs leading up, a store, a hall, a porch, and a storage room. The first floor includes a bathroom, two bedrooms (Bedroom One and Bedroom Two), two wardrobes, a storage room, and stairs leading down. A large 'HUNTERS' logo is overlaid on the lounge area.

GROUND FLOOR

1ST FLOOR

HUNTERS
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GROUND FLOOR: OAK ROOM, INNER HALL, UP, STAIRS, STORE, HALL, PORCH, STORAGE, LOUNGE, KITCHEN.

1ST FLOOR: BATHROOM, BEDROOM TWO, WARDROBE, STORAGE, BEDROOM ONE, WARDROBE, STAIRS, DOWN.

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 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.
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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-40) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>		60	70
<p>England & Wales</p>		<p>EU Directive 2010/2012</p>	

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.