

# HUNTERS®

HERE TO GET *you* THERE



## Oak Tree Gardens

Stourbridge, DY8 5YF

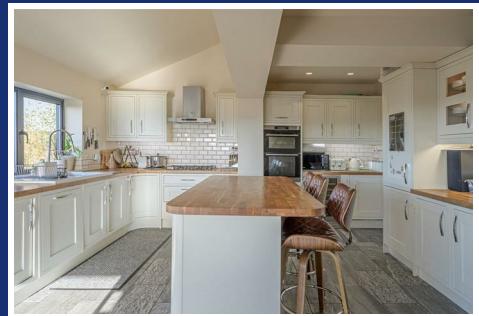
Offers Over £400,000



# 8 Oak Tree Gardens

Stourbridge, DY8 5YF

Offers Over £400,000



## Front of the Property

With a block paved driveway to front, roller shutter door to store, gates to rear garden, double glazed door to entrance porch.

## Entrance Porch

8'5" x 6'1" (2.59 x 1.86)

With a double glazed door and window to the front, double glazed window to the side, stairs leading to the first floor landing, underfloor heating and a door to the lounge.

## Lounge

16'7" (max) x 15'3" (5.07 (max) x 4.67)

With a door from entrance porch, double glazed window to the front, double glazed bi-fold doors leading to open plan kitchen dining room, underfloor heating and a vertical central heating radiator.

## Kitchen Dining Room

16'1" x 24'5" (max) (4.91 x 7.46 (max))

With bi-fold doors leading from the lounge, space for dining table, bi-fold door leading to the rear garden, fitted kitchen with a range of wall and base units, work surfaces over, tiled splashback, Belfast sink and drainer, gas hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge, integrated wine cooler, integrated double oven, central island, double glazed window to the rear, door leading to the utility room, underfloor heating and a vertical central heating radiator.

## Utility Room

11'8" x 7'6" (3.58 x 2.29)

With a door from the open plan kitchen dining room, fitted with wall and base units, space for tall fridge and freezer, plumbing for washing machine, space for tumble dryer and sliding door leading to WC.

## WC

With a sliding door from the utility room, a WC, wash hand basin with tiled splashback.

## Landing

With stairs from the entrance porch, doors leading to various rooms and loft access.

## Bedroom One

10'2" x 15'4" (max) (3.11 x 4.68 (max))

With a door from a first floor landing, two double glazed windows to the front, fitted wardrobes with dressing area and a vertical central heating radiator.

## Bedroom Two

10'11" x 8'9" (3.35 x 2.67)

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

## Bedroom Three

10'10" (max) x 8'7" (3.32 (max) x 2.62)

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

#### Bedroom Four

9'10" (max) x 7'4" (3.02 (max) x 2.25)

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

#### Annexe

##### Living Area / Bedroom

14'9" x 13'4" (4.50 x 4.08)

With a double glazed French doors from the garden, double glazed window to the side and rear, opening to the kitchen, recessed spotlights and a heating and air conditioning unit.

#### Kitchen

7'7" x 4'3" (2.33 x 1.31)

With an opening from the living area/bedroom, fitted kitchen with a range of wall and base units, tiled splashback, integrated oven, induction hob above, space for fridge, sink and drainer and a door leading to the shower room.

#### Shower Room

7'6" x 4'10" (2.29 x 1.48)

With a door from the kitchen, tiled walls and floor, walk-in shower cubical, wash hand basin set into vanity unit, tiled splashback, WC, extractor fan and recessed spotlights.

#### Garden

With Bifold doors leading from the kitchen dining room, decked seating area, mature shrub borders, steps down to artificial lawn, double glazed doors to annexe, gate to rear of annexe providing access to further storage area, gated side access, outdoor tap and lights.



## Road Map



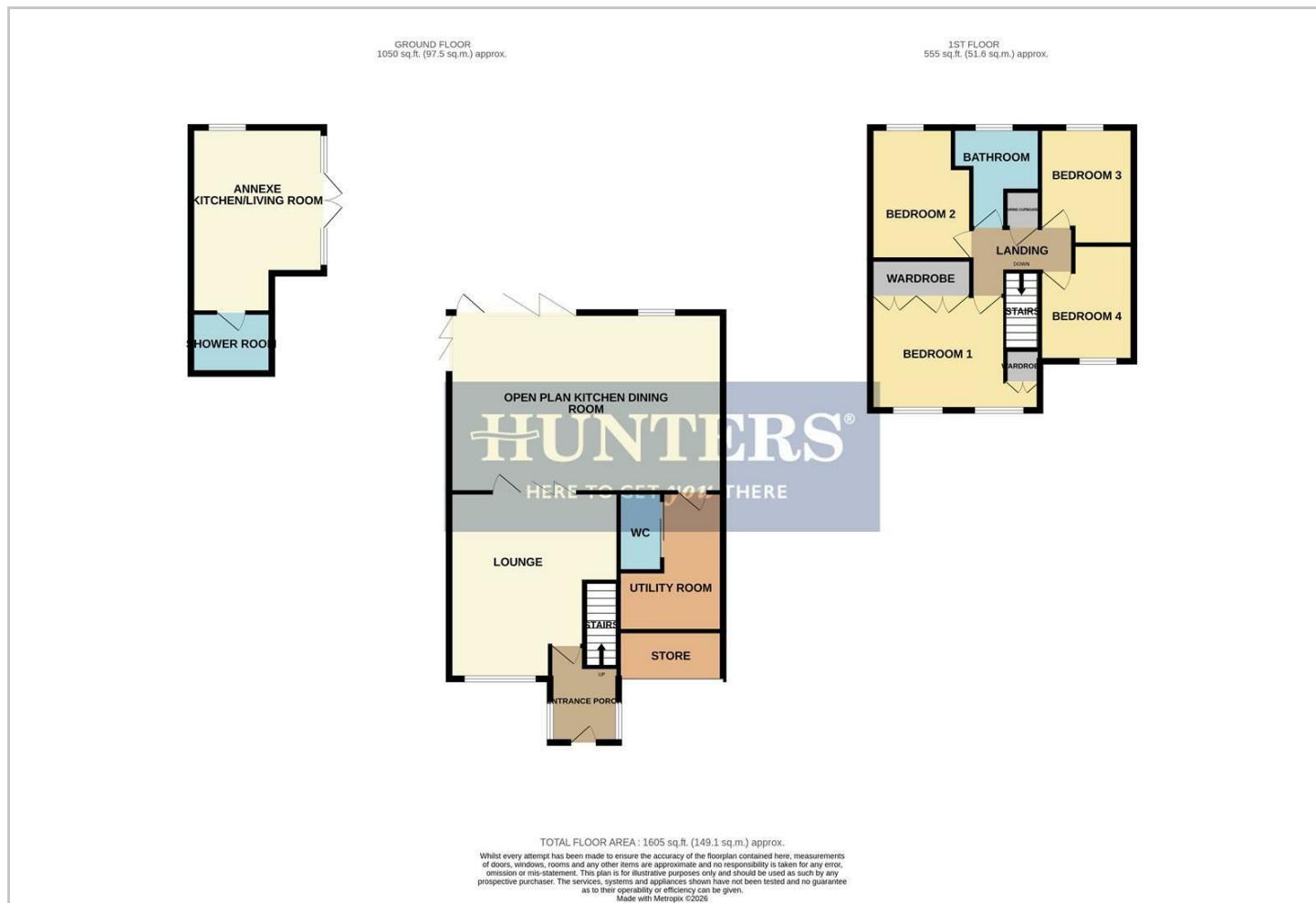
## Hybrid Map



## Terrain Map



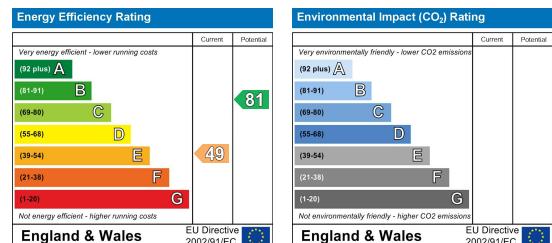
## Floor Plan



## 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.