

HUNTERS®

HERE TO GET *you* THERE



Arundel Road

Stourbridge, DY8 5EQ

£280,000



26 Arundel Road

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£280,000



Front of the Property

With a tarmac driveway to front, double glazed door to front and up and over door to garage.

Entrance Hall

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

Lounge / Dining Room

23'3" max x 11'11" max (7.10 max x 3.65 max)

With a door leading from the entrance hall, media wall with electric fire, space for dining table, double glazed sliding door to garden, double glazed window to front, door leading to the kitchen, recessed spotlights and two central heating radiators.

Kitchen

9'4" max x 15'11" (2.87 max x 4.87)

With a door leading from the lounge, storage cupboard, range of fitted wall and base units, worksurfaces over with matching upstands, integrated oven, induction hob above with stainless steel splash back and extractor fan, one and a half bowl stainless steel sink and drainer, opening to utility area with plumbing for washing machine, space for tall fridge freezer, door to garage, double glazed windows to rear, double glazed door to garden, recessed spotlights and two vertical central heating radiators.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, double glazed window to side, loft access and storage cupboard.

Bedroom One

12'0" x 8'7" (3.66 x 2.62)

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

Bedroom Two

11'0" x 9'3" (3.36 x 2.82)

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

Bedroom Three

8'3" x 6'7" (2.52 x 2.02)

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

Shower Room

5'9" x 5'9" (1.77 x 1.76)

With a door leading from the landing, tiled walls and floor, wash hand basin set into vanity unit, WC, walk in shower cubicle with waterfall shower over, heated towel rail, recessed spotlights, extractor fan and a double glazed window to side.

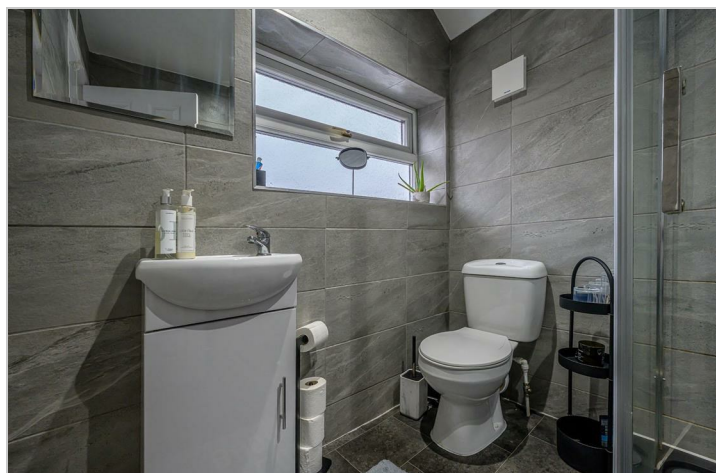
Garage

18'11" x 7'7" (5.78 x 2.33)

With an up and over door to front, power and light and door to kitchen.

Garden

With doors leading from the dining area and the kitchen, patio area, steps leading to lawn beyond with raised shrub borders and outdoor tap.



A satellite map view of a residential area. A red location pin is placed on a street. The text "King George V Park" is overlaid in white. The Google logo is partially visible at the bottom left, and the text "bus, Landsat / Copernicus, Maxar Technologies" is at the bottom.

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.

KITCHEN

LOUNGE/DINER

STORAGE

STAIRS

UP

ENTRANCE HALL

GARAGE

BEDROOM 1

BEDROOM 2

BEDROOM 3

LANDING

DOWN

STAIRS

AIRING CUPBOARD

SHOWER ROOM

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TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

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 error, 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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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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 87
Potential: 66

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 66
Potential: 87

England & Wales

EU Directive 2002/91/EC

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