

# HUNTERS<sup>®</sup>

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## Bredon Avenue

Stourbridge, DY9 7NR

£245,000



Council Tax: B



# 18 Bredon Avenue

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£245,000



## Front Of The Property

To the front of the property there is a tarmac driveway leading to a detached garage, lawn with shrub borders, gated side access, and a double glazed door to porch.

## Porch

With a double glazed door to front, double glazed windows and a double glazed door to the entrance hall.

## Entrance Hall

With a double glazed door leading from the porch, stairs to the first floor landing, doors to various rooms, double glazed window to side and a central heating radiator.

## Lounge

14'1" x 10'5" (4.3 x 3.2)

With a door leading from the entrance hall, double glazed window to front, decorate fire place with fitted fire and a central heating radiator.

## Kitchen

10'5" x 9'10" (3.2 x 3)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, double glazed window to rear, space for cooker, hood above, stainless steel sink and drainer, plumbing for washing machine, space for further appliances, under stairs storage cupboard, tiled floor, opening to dining room and a double glazed door to store area.

## Dining Room

8'10" x 8'6" (2.7 x 2.6)

With double doors leading from the kitchen, double glazed window to rear, laminate floor and space for dining table.

## Store Area

21'11" x 16'4" (6.7m x 5m)

With a door leading from the kitchen, opening to garage and double doors to garden.

## Landing

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

## Bedroom One

15'8" x 11'5" (4.8m x 3.5m)

With a door leading from the landing, openings to en suite and walk in wardrobe, double glazed window to front/side and a central heating radiator.

## En Suite

5'6" x 7'2" (1.7m x 2.2m)

With an opening leading from bedroom one, W/C, hand wash basin into vanity unit, walk in shower with screen and waterfall feature, double glazed window to rear and a heated towel rail.

## Bedroom Two

12'1" x 9'6" (3.7 x 2.9)

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

### Bedroom Three

10'9" x 6'6" (3.3 x 2.0)

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

### Bedroom Four

9'10" x 6'10" max (3 x 2.1 max)

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

### Shower Room

With a door leading from the landing, shower, wash hand basin, double glazed window to rear, recessed spotlights, tiled floor and walls and a chrome heated towel rail.

### WC

With a door leading from the landing, tiled floor and walls, WC and double glazed window to side.

### Garden

Accessed via a double glazed door leading from the kitchen and gated side access to a patio area, well maintained lawn and shrubs.



