

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



George Street

Stourbridge, DY8 5YN

£205,000



Council Tax: A



# 55 George Street

Stourbridge, DY8 5YN

£205,000



## Front of the Property

To the front of the property is a gravelled driveway, gated side access and a double glazed door leading to the entrance hall.

## Entrance Hall

With a door leading from the side of the property, useful utility cupboard, stairs to the first floor, open to the kitchen, door to the lounge, wood effect laminate flooring, double glazed window to the front and a central heating radiator.

## Kitchen

9'10" x 5'10" (3 x 1.8)

Opening from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces, electric oven and gas hob with stainless steel cooker hood above, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge, wood effect laminate flooring double glazed window to the front and a central heating radiator.

## Lounge

12'9" x 12'1" (3.9 x 3.7)

With a door leading from the entrance hall and opening to the conservatory, fitted wall furniture, wood effect laminate flooring and a central heating radiator.

## Conservatory

Opening from the lounge and having double glazed doors leading to the garden, wood effect laminate flooring and a column style radiator.

## Landing

With stairs leading from the hall, doors to rooms, loft access and a central heating radiator.

## Bedroom One

11'9" x 8'2" (3.6 x 2.5)

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

## Bedroom Two

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

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

## Bathroom

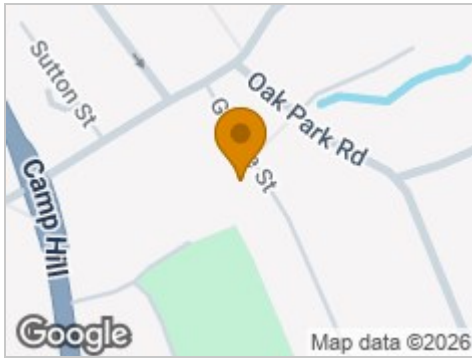
With a door leading from the landing, bath with shower over, WC, wash hand basin, chrome heated towel rail, double glazed window to the side and tiled walls.

## Garden

With access via double glazed doors to the conservatory has a gravelled area with artificial lawn beyond bordered with shrubs, there is also a summerhouse with electrics.



## Road Map



## Hybrid Map



## Terrain Map



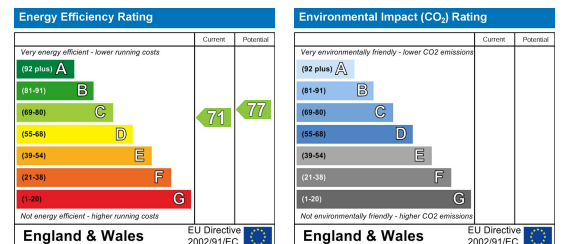
## Floor Plan



## 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.