

# HUNTERS®

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## Lightwoods Road

Stourbridge, DY9 0TR

Offers In Excess Of £395,000



Council Tax: C



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## Front Of The Property

With a tarmac driveway leading to garage.

## Entrance Hall

With a double glazed door to front, double glazed window to front, stairs to the first floor landing, doors to various rooms, laminate floor and a central heating radiator.

## Shower Room

With a door leading from the entrance hall, shower cubicle, WC, wash hand basin, tiled walls and floor, recessed spotlights, extractor fan and a chrome heated towel rail.

## Lounge

20'4" x 11'1" (6.22 x 3.38)

With a door from the entrance hall, opening to kitchen, double glazed bow window to front, laminate floor and two central heating radiator.

## Kitchen Diner

15'2" x 14'7" (4.63 x 4.47)

Opening from the lounge, fitted with modern wall and base units, quartz work surfaces with matching splashback, inset stainless steel sink, integrated double oven, induction hob, extractor fan above, integrated dishwasher, space for washing machine and tumble dryer, space for tall fridge freezer, breakfast bar, under/over cabinet display lighting, plinth lighting, recessed spotlights, double glazed french doors to rear, tiled floor and a vertical central heating radiator.

## Landing

With stairs leading from the entrance hall and doors to various rooms.

## Bedroom One

12'5" x 10'2" (3.8 x 3.1)

With doors from the landing, en suite and walk in wardrobe, double glazed windows to front and side, and a central heating radiator.

## En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, double glazed window to rear, extractor fan and a chrome heated towel rail.

## Walk In Wardrobe

9'7" x 3'8" (2.94 x 1.13)

With a door from bedroom one, with fitted shelving and hanging rails.

## Bedroom Two

10'0" x 10'5" (3.07 x 3.19)

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

### Bedroom Three

10'1" x 10'0" (3.08 x 3.06)

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

### Bedroom Four

6'6" x 6'2" (2 x 1.9)

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

### Bathroom

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

### Garden

With double glazed french doors from the kitchen to a large patio area with outdoor lighting, and a covered garden entertaining area.

### Covered Entertainment Area

27'6" x 19'0" (8.4 x 5.8)

With steps leading from the garden patio, to a spacious entertainment area with built in speakers, power and light.

### Hot Tub Area

10'11" x 9'6" (3.35 x 2.9)

With space for a hot tub.

### Tandem Garage

41'4" x 14'7" (12.6 x 4.45)

With an electric garage door to front, doors to garden and home gym, mechanical scissor lift, power, light and a central heating radiator.

### Home Gym

9'2" x 14'0" (2.8 x 4.28)

With a door from the garage, to a noise insulated room, triple glazed window to rear, power, light and a central heating radiator.



## Road Map



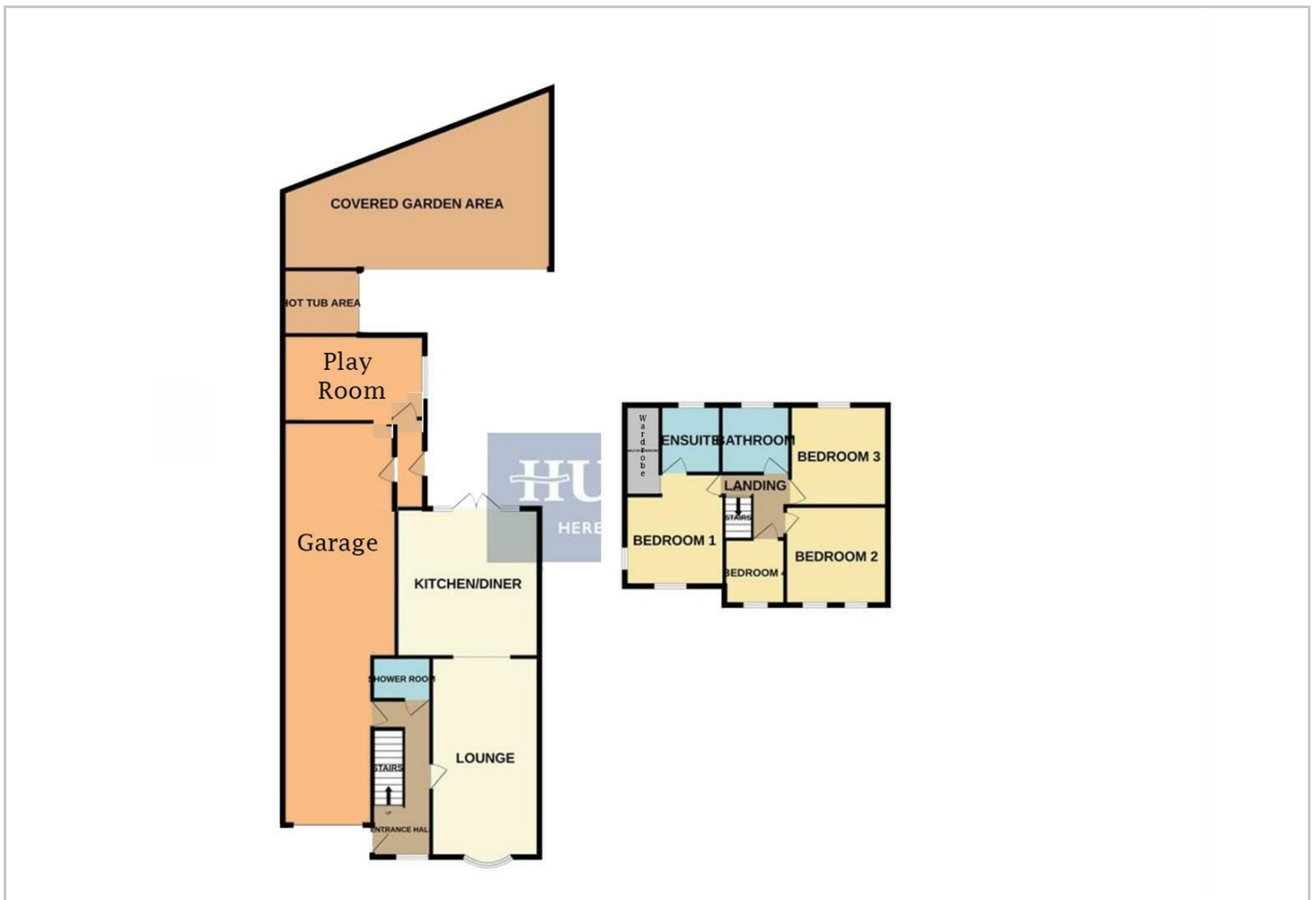
## Hybrid Map



## Terrain Map



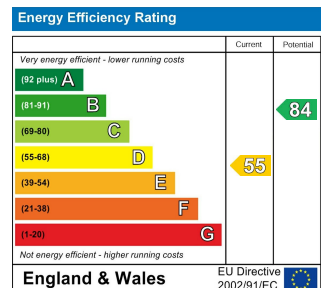
## Floor Plan



## 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.