

# HUNTERS®

HERE TO GET *you* THERE



## Western Road

Stourbridge, DY8 3XU



Council Tax: B



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£375,000



## Entrance Hall

With a double glazed door to front, doors to rooms, laminate floor and a central heating radiator.

## Lounge with Log Burner

11'10" x 10'7" (3.63 x 3.24)

With a door leading from the entrance hall, double glazed window to front, log burning stove, wooden mantle and tiled hearth, picture rail and a central heating radiator.

## Open Plan Lounge Kitchen Diner

14'0" x 12'0" and 22'11" x 7'1" (4.28 x 3.68 and 7 x 2.18 )

With a door leading from the entrance hall, double glazed window to rear, steps leading to the first floor landing, gas fire set into hearth, built in storage and shelving and a central heating radiator. Opening to kitchen with modern wall and base units, work surfaces with tiled splashback, integrated dishwasher, fridge freezer and washing machine, one and a half sink, oven, gas hob, integrated extractor fan and a cupboard housing wall mounted boiler. Opening to dining area with double glazed windows to side and rear, recessed spotlights, double glazed door to rear and a vertical central heating radiator.

## Converted Cellar - TV Room / Home Office

11'5" x 10'2" (3.5 x 3.1)

With stairs from the entrance hall, double glazed window to front, recessed spotlights and a central heating radiator.

## Landing

With stairs leading from the lounge, doors to rooms, built in storage cupboard and a door with stairs to the master bedroom.

## Bedroom Two

12'0" x 10'7" (3.68 x 3.23)

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

## Bedroom Three

10'7" x 8'7" (3.25 x 2.64)

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

## Bedroom Four

10'1" x 5'6" (3.08 x 1.68)

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, bath with shower over, fitted glass shower screen, WC, wash hand basin, tiled walls, recessed spotlights, extractor fan and a chrome heated towel rail.

## Master Bedroom

12'1" x 10'5" (3.7 x 3.2)

With stairs leading from the first floor landing, skylight window to front, double glazed window to rear, recessed spotlights, door to en suite, recessed spotlights and a central heating radiator.

## En Suite

With a door leading from the master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, two skylight windows to front, door to eaves store and a chrome heated towel rail.

## Walled Garden with Patio Seating Area

With a double glazed door from the kitchen to a patio area with gated side access, outdoor tap, lighting and power points, lawn with shrub borders and garden shed.



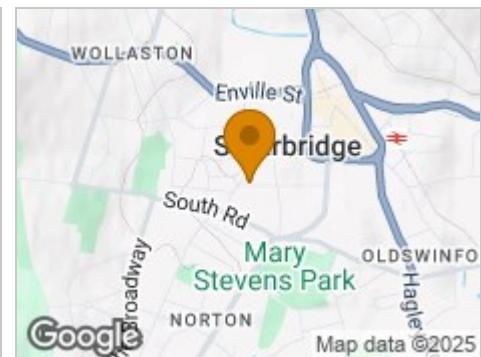
## Road Map



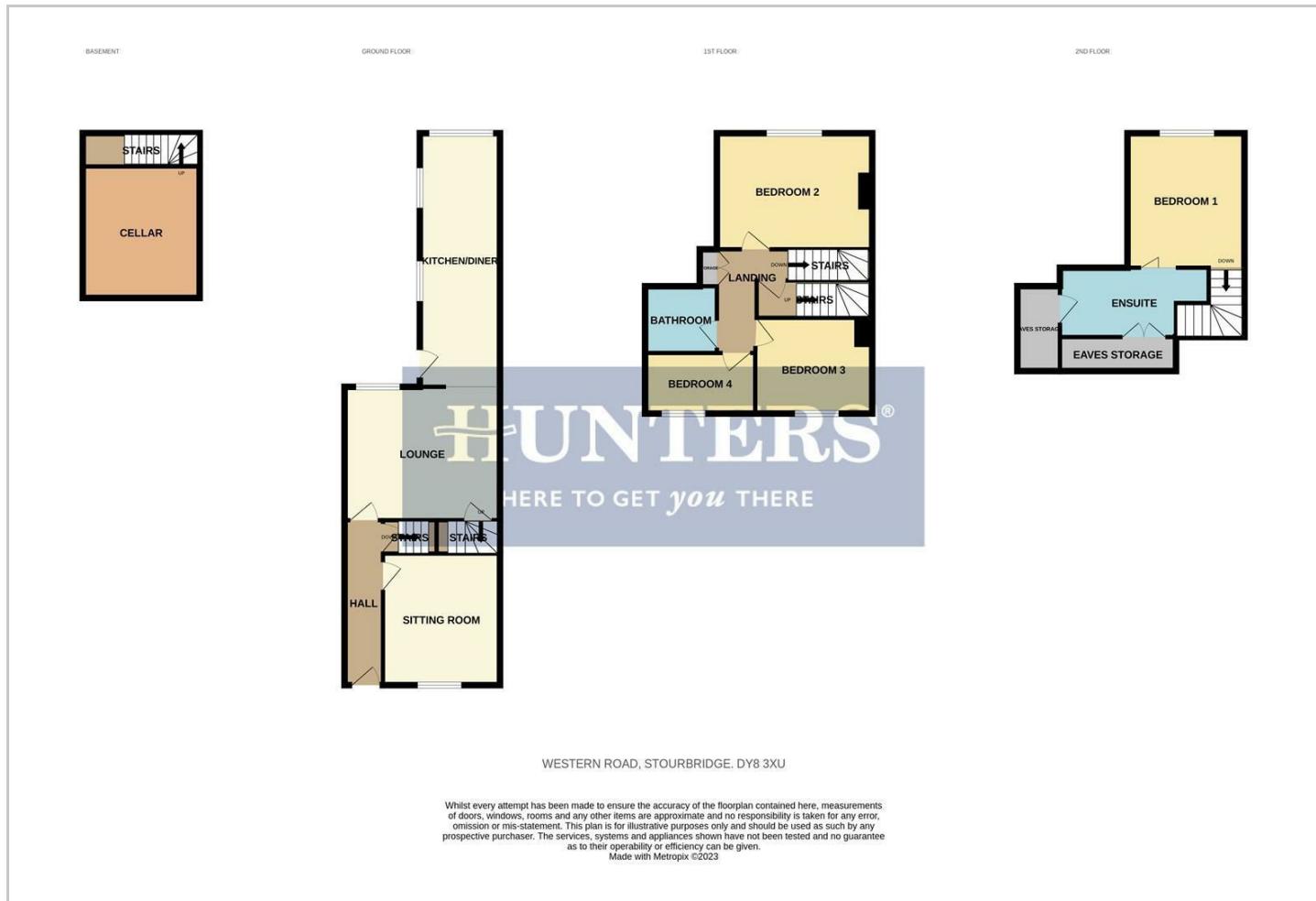
## Hybrid Map



## Terrain Map

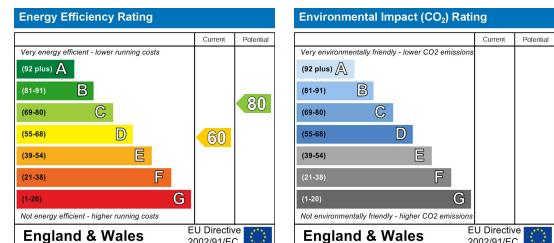


## Floor Plan



## Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.