

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stewkins

Stourbridge, DY8 4YW

£250,000



Council Tax: A



# 13 Stewkins

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£250,000



## Front of the Property

To the front of the property is a dwarf wall with path leading to the front door.

## Lounge

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

With a door leading from the front of the property, door to the inner hall, double glazed window to the front and a central heating radiator.

## Inner Hall

With a door leading from the lounge and further door to the dining/sitting room and stairs to the first floor.

## Dining/Sitting Room

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

With a door leading from the inner hall and further door to the lobby, door with stairs leading to the cellar, double glazed window to the rear and a central heating radiator.

## Cellar

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

With access from the dining/sitting room, power and lighting.

## Lobby

With a door leading from the dining/sitting room and further door to the kitchen, double glazed sliding doors leading to the rear garden, wall mounted boiler, tiled flooring and a central heating radiator.

## Kitchen

10'9" x 9'10" (3.3 x 3)

With a door leading from the lobby this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl

sink and drainer, double electric oven, gas hob with extractor fan, double glazed window to the side, tiled flooring, door to the utility room and a central heating radiator.

## Utility Room

With a door leading from the kitchen, plumbing for a washing machine, tiled flooring, double glazed window to the side and a door to the WC.

## WC

With a door leading from the utility, WC, wash hand basin, tiled flooring and a double glazed window to the rear.

## Landing

With stairs leading from the hall, doors to various rooms, useful storage and stairs to the second floor.

## Bedroom Two

9'10" x 9'6" (3 x 2.9)

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

## Bedroom Three

12'9" x 7'10" (3.9 x 2.4)

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

## Bedroom Four

9'2" x 7'10" (2.8 x 2.4)

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

## Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed

window to the rear, part tiled walls and a central heating radiator.

### Bedroom One

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

With stairs leading from the landing, door to the en suite, useful eaves storage, skylight window, double glazed window to the rear, laminate flooring and an electric fire.

### En Suite

With a door leading from the bedroom, shower cubicle, WC, wash hand basin and a double glazed window to the rear.

### Garden

With access from the lobby this low maintenance rear garden is mainly patio with a door leading to the garage and a gate to the side leading to the front of the property,

### Driveway & Garage

28'10" x 12'9" (8.8 x 3.9)

With access from the rear of the property with a driveway in front of the garage, power, lighting and a door to the garden.



## Road Map



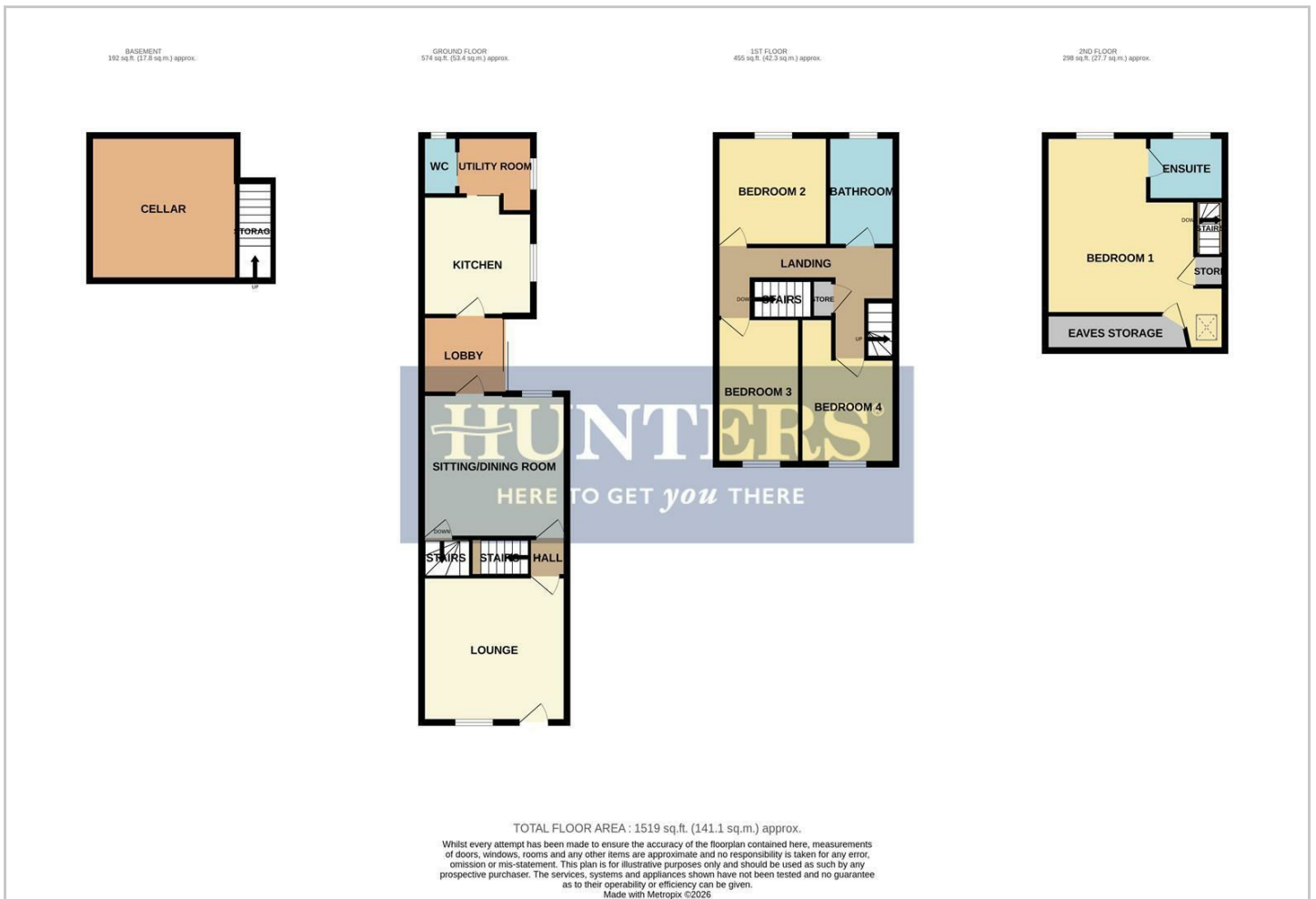
## Hybrid Map



## Terrain Map



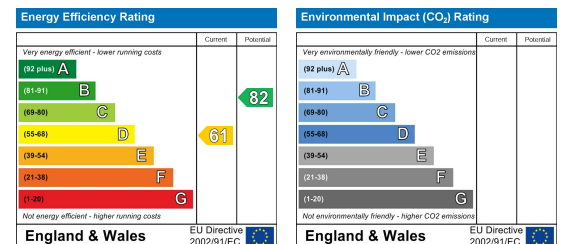
## Floor Plan



## 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.