HUNTERS®

HERE TO GET *you* THERE

# Ham Lane

Stourbridge, West Midlands, DY9 0UE

£310,000

3 | 1 | 2 | D

Council Tax: D

# Ham Lane

Stourbridge, West Midlands, DY9 0UE

## £310,000

### Front of the Property
To the front of the property is a large tarmacadam driveway leading to the garage, mature shrub borders and a double glazed door to the porch.

### Porch
With a double glazed door from the front of the property and a double glazed door leading to the entrance hall.

### Entrance Hall
15'5" x 6'2" (4.70 x 1.90)
With a double glazed door from the porch, stairs leading to the first floor, under stairs storage cupboard and a central heating radiator.

### Dining Room
14'6" x 11'6" (4.43 x 3.51)
With a door from the entrance hall, a double glazed bay window to the front, gas fire place, wall lights and a central heating radiator.

### Lounge
17'11" x 11'0" (5.48 x 3.37)
With a door from the entrance hall, featured log burning stove with wooden mantel above, wall lights and a central heating radiator.

### Kitchen
14'10" x 6'5" (4.53 x 1.98)
With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surface over, tiled splashback, one and a half bowl sink and drainer, space for a free standing cooker, pluming for a washing machine, space for a fridge freezer, double glazed window to the rear and a central heating radiator.

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

## Bedroom One
14'1" x 10'6" (4.31 x 3.22)
With a door from the first floor landing, a built in wardrobe, a double glazed bay window to the front and a central heating radiator.

## Bedroom Two
11'10" x 10'11" (3.62 x 3.33)
With a door from the first floor landing, a window to the rear and a central heating radiator.

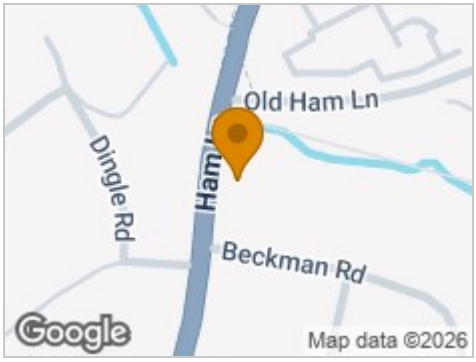
## Bedroom Three
8'7" x 6'6" (2.62 x 1.99 )
With a door from the first floor landing, a window to the rear, built in wardrobes and a central heating radiator.

## Shower Room
6'6" x 6'0" (2.00 x 1.83 )
With a door from the first floor landing, shower cubicle, WC, wash hand basin, a double glazed window to the rear and fully tiled walls.

## Garden
With a door from the kitchen leading to the side entry, path leading to patio seating area with lawn beyond, shrub borders and gated side access.

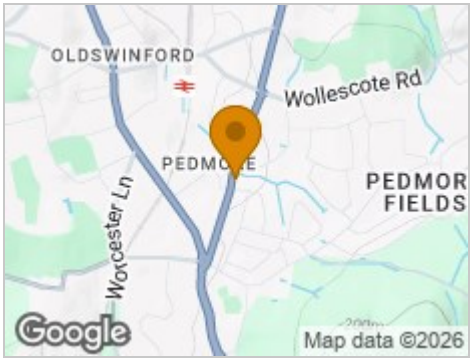
## Garage
15'3" x 7'6" (4.67 x 2.30 )
With a garage door to the front and a window to the rear.

## Road Map



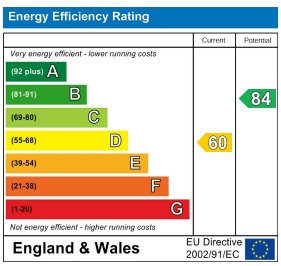

## Hybrid Map

## 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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com