

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cobden Street

Stourbridge, DY8 3RU

£250,000



Council Tax: B



# Penrose, Cobden Street

Stourbridge, DY8 3RU

£250,000



## Front of the Property

To the front of the property is a walled front garden, a path leading to the front door, lawn to the side with shrubbed borders.

## Porch

With a double glazed door to the front and a door leading to the entrance hall.

## Entrance Hall

With a door from the porch, doors leading to various rooms, stairs leading to the first floor landing, an understairs storage cupboard and a central heating radiator.

## Cloakroom

With a door from the entrance hall, a WC, wash hand basin and a double glazed window to the front.

## Lounge

13'5" x 15'1" (4.10 x 4.62)

With a door from the entrance hall, double glazed French doors to the rear, a double glazed window to the rear, a gas fireplace with decorative surround, wall lights and a central heating radiator.

## Kitchen

12'2" x 8'7" (3.72 x 2.64)

With a door from the entrance hall, a modern fitted kitchen with a range of wall and base units with work surfaces over, tiled splashback, a stainless steel sink and drainer, an integrated double oven, an electric hob with extractor fan above, an integrated washing machine, space for a tall fridge/freezer, a wall mounted boiler, a double glazed bay window to the front and a central heating radiator.

## Landing

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

## Bedroom One

13'8" x 15'2" (4.18 x 4.63)

With a door from the first floor landing, two double glazed windows to the rear and a central heating radiator.

### Bedroom Two

10'2" x 8'6" (3.10 x 2.60)

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

### Bedroom Three

10'2" x 6'4" (3.10 x 1.95)

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

### Bathroom

With a door from the first floor landing, a bath tub with a separate shower cubical, a WC, wash hand basin, fully tiled walls, tiled flooring and a central heating radiator.

### Rear Garden

With double glazed French doors leading from the lounge leading to a patio area with lawn beyond, shrubbed borders and a gate to the rear leading to the garage.

### Garage

With access to the garage via a gate from the rear garden and to the side of the property, the garage is to the rear with white soffits and blue door.



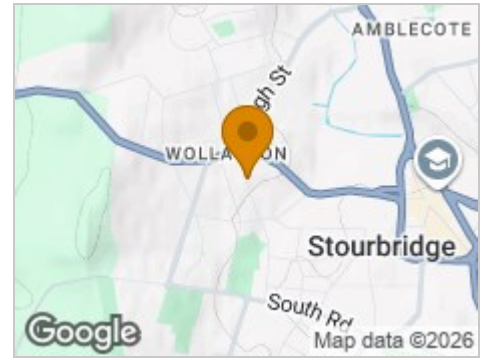
## Road Map



## Hybrid Map



## Terrain Map

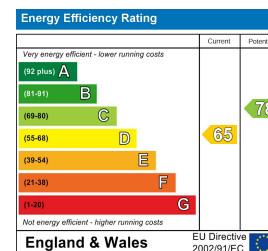


## Floor Plan



## 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.