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HERE TO GET *you* THERE



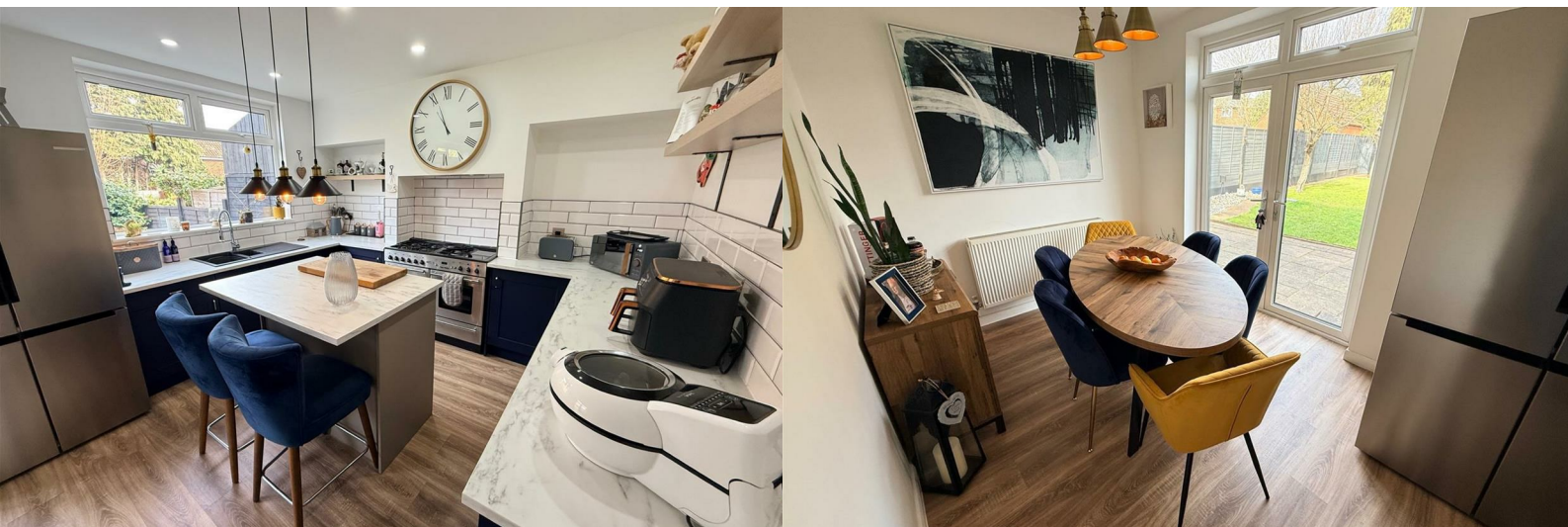
Hanbury Hill

Stourbridge, DY8 1BE

Offers In Excess Of £425,000



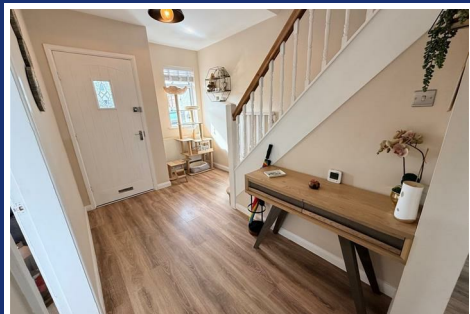
Council Tax: C



Hanbury Hill

Stourbridge, DY8 1BE

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Front of property

To the front of the property is a blocked paved driveway providing plenty of off road parking leading to garage, well maintained lawn to the side and a path to the double glazed front door.

Entrance Hall

With a double glazed door to front, double glazed window to front, stairs to the first floor, doors leading to various rooms, opening to kitchen/diner and utility room, understairs storage cupboard and a central heating radiator.

Lounge

15'7" x 12'0" (4.77 x 3.68)

With a door from the entrance hall, double glazed bay window to front, gas fire place with decorative surround and a central heating radiator.

Kitchen/ Diner

20'7" x 12'0" (6.28 x 3.68)

With an opening from the entrance hall, double glazed window to rear, a fitted kitchen with a range of wall and base units, work surfaces over with tiled splashback, one and a half bowl sink and drainer, space for a range cooker with extractor above, space for American style fridge freezer, integrated dishwasher, breakfast bar, recessed spot lights, double glazed French doors to the rear and a central heating radiator.

Utility Room

8'9" x 7'2" (2.67 x 2.19)

With an opening from the entrance hall, double glazed window to rear, a range of wall and base units, stainless steel sink and drainer, worksurfaces over with tiled splashback, wall mounted boiler, plumbing for washing machine, space for a tumble dryer, double glazed door to rear, door leading to cloakroom.

Cloakroom

With a door leading from the utility room, double glazed window to rear, WC, wash hand basin set into vanity unit and tiled splashback.

Landing

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

Bedroom One

15'8" x 12'1" (4.80 x 3.70)

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

Bedroom Two

12'1" x 12'0" (3.70 x 3.67)

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

Tel: 01384 443331

Bedroom Three

16'4" x 8'4" (5.00 x 2.55)

With a door leading from the first floor landing, double glazed window to front and side, fitted wardrobe, arch opening leading to ensuite and a central heating radiator.

En Suite

8'4" x 5'0" (2.55 x 1.53)

With an arch opening leading from bedroom three, double glazed window to the rear, shower cubicle, WC, wash hand basin, fully tiled walls and a heated towel rail.

Bedroom Four

8'5" x 8'2" (2.57 x 2.51)

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

Bathroom

With a door leading from the first floor landing, double glazed window to rear, bathtub, separate shower cubicle, WC, wash hand basin set into vanity unit, fully tiled walls and a chrome heated towel rail.

Garden

With double glazed French doors from the kitchen/diner leading to a good size patio area, path leading to rear, mature shrub borders, garden shed, garden room, outside tap and outdoor lighting,

Garden Room

18'0" x 9'2" (5.50 x 2.80)

With double glazed French doors to the garden, double glazed windows to front and side, insulated so excellent for home office or entertaining space, space for bar, and power and lighting.

Garage

16'4" x 8'3" (5.00 x 2.54)

With a garage door to front, door to entrance hall, and power and lighting.



Road Map



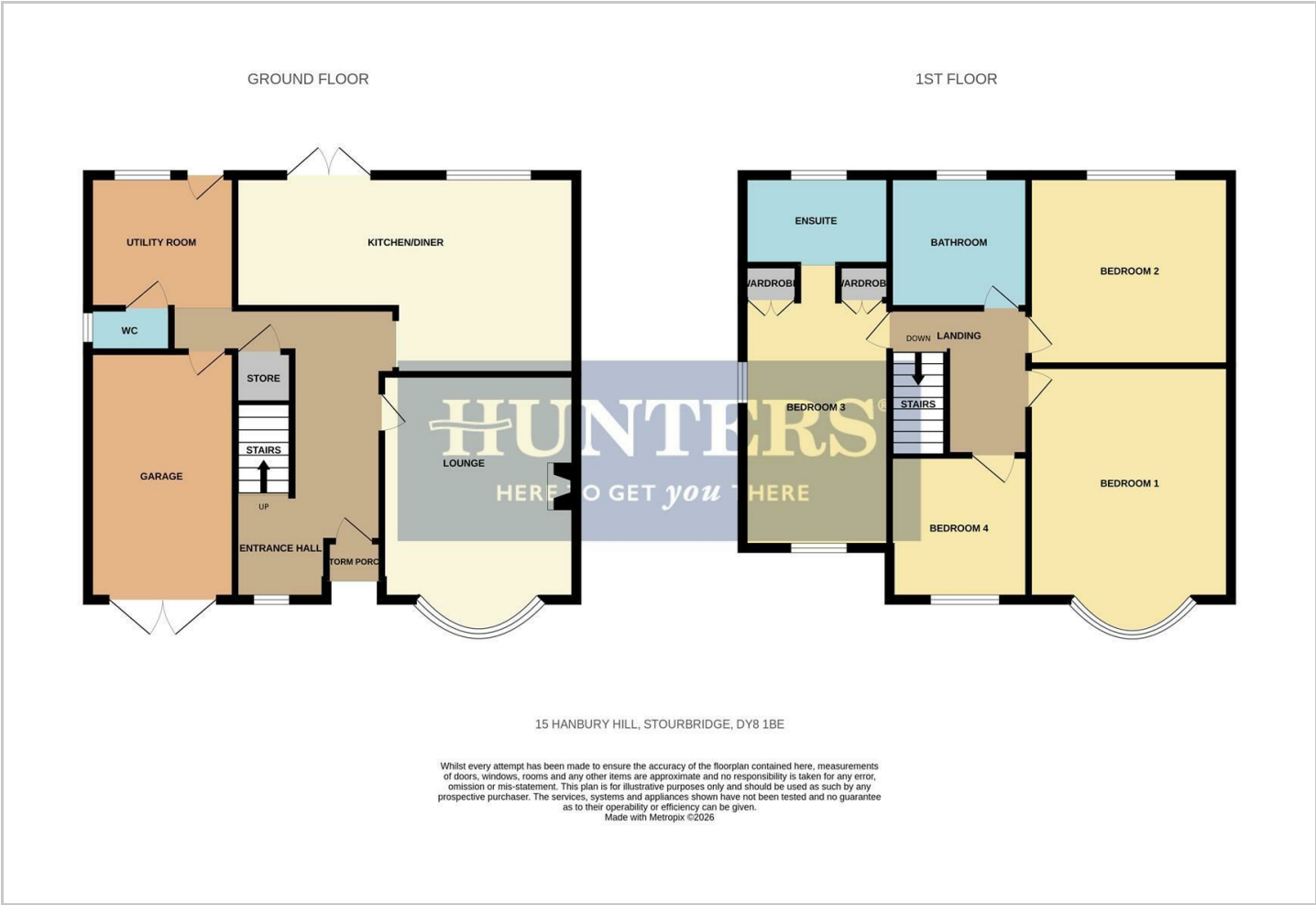
Hybrid Map



Terrain Map

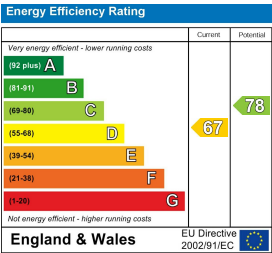


Floor Plan



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.