

# HUNTERS<sup>®</sup>

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## School Drive

Amblecote, Stourbridge, DY8 4DQ





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Offers In The Region Of £195,000



## Front of the Property

To the front of the property there is tarmacadam driveway, storm porch with outside storage cupboard and tiled floor, and double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, open to lounge and kitchen breakfast room and laminate floor.

## Kitchen

9'2" x 9'2" (2.8 x 2.8)

Open from entrance hall, fitted kitchen with a range of wall and base units, work tops over, splash back, eye level oven with separate induction hob, stainless steel sink and drainer, integrated fridge freezer, plumbing for washing machine, breakfast bar, recessed spotlights, pantry cupboard, wall mounted central heating boiler, laminate flooring, double glazed window to front and a vertical column radiator.

## Lounge

12'5" x 12'1" max (3.8 x 3.7 max)

With an opening from the entrance hall, stairs leading to first floor landing, space for seating, feature fireplace with electric fire, dado rail, laminate flooring, double glazed door and window to veranda and a central heating radiator.

## Veranda

9'6" x 7'6" (2.9 x 2.3)

With a double glazed door leading from lounge, space for seating, laminate flooring, double glazed door leading to rear garden, further windows to rear and a central heating boiler.

## Landing

With stairs from the lounge, steps to bedroom one, doors leading to various rooms and loft access.

## Bedroom One

10'2" x 9'6" into wardrobe (3.1 x 2.9 into wardrobe)

With a door from the first floor landing, fitted and built-in wardrobes, double glazed window to rear and central heating radiator.

### Bedroom Two

9'2" x 5'10" max (2.8 x 1.8 max)

With a door leading from first floor landing, storage cupboard and double glazed window to front.

### Shower Room

With a door leading from first floor landing, shower cubical, WC and wash hand basin set into vanity unit, tiled walls, double glazed window to front and a chrome heated towel rail.

### Garden

With a double glazed door leading from veranda, blocked paved seating area, steps leading to lawn beyond, shrub borders, garden shed and rear gated access.



Road Map



Hybrid Map



Terrain Map



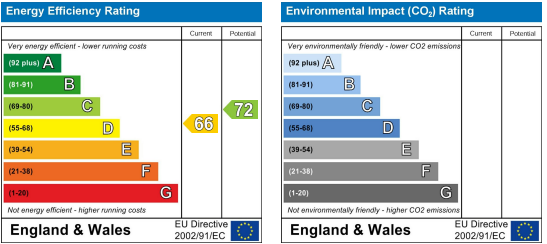
Floor Plan



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.