

# HUNTERS®

HERE TO GET *you* THERE



## Trinity Road

Amblecote, Stourbridge, DY8 4LZ



# Trinity Road

Amblecote, Stourbridge, DY8 4LZ

Offers In The Region Of £269,950



## Front of The Property

To the front of the property there is a large tarmac driveway providing ample off road parking, decorative slate, canopy, outside light, double glazed door to entrance hall and gated side access to rear garden.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, open to kitchen and a central heating radiator.

## Kitchen

11'9" into units x 5'10" (3.6 into units x 1.8)

Open from entrance hall, fitted with a range of matching wall and base units with worksurfaces over, sink and drainer, tiled splashback, integrated oven and grill, induction hob, cooker hood over, fridge freezer, dishwasher, washing machine, tiled floor, double glazed door to side, further double glazed window to front and a central heating radiator.

## Dining Room

14'9" x 7'2" plus eaves storage (4.5 x 2.2 plus eaves storage )

With a door leading from entrance hall, laminate floor, wall lights, space for dining table, double glazed window to front and a central heating radiator.

## Lounge

17'4" x 12'5" max (5.3 x 3.8 max)

With a door leading from entrance hall, feature fire place with electric fire, space for seating and dining, stairs to first floor landing with space underneath, double glazed windows to rear and a central heating radiator.

## Landing

With stairs leading from lounge, doors to various rooms, storage cupboard housing central heating boiler and loft access.

## Bedroom One

12'5" x 8'2" (3.8 x 2.5 )

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

### Bedroom Two

11'5" x 7'10" (3.5 x 2.4)

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

### Bedroom Three

8'6" x 8'2" (2.6 x 2.5 )

With a door leading from landing, currently used as an office, double glazed window to rear and a central heating radiator.

### Bathroom

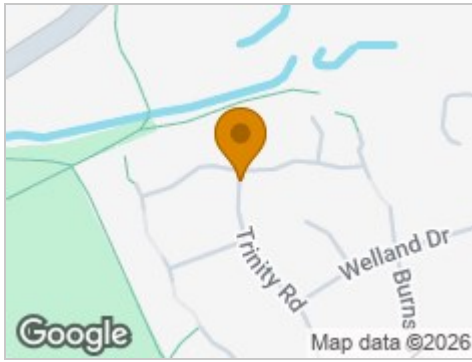
With a door leading from landing, bath with shower over and fitted shower screen, WC, wash hand basin, tiled walls, double glazed window to front and a chrome central heating towel rail.

### Garden

With a double glazed door leading from kitchen, block paved seating, artificial lawn and gated side access leading to the front of the property.



## Road Map



## Hybrid Map



## Terrain Map



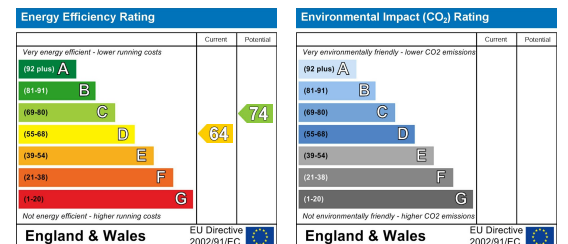
## Floor Plan



## 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.