

HUNTERS®

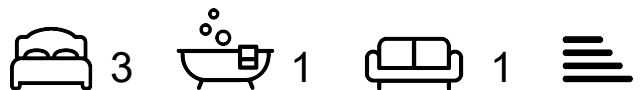
HERE TO GET *you* THERE



Stapleford Grove

Stourbridge, DY8 5RD

£260,000



3 Stapleford Grove

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Front of the Property

With a block paved drive to front, decorative chipping stones, up and over door to garage and a double glazed sliding door leading to the porch.

Porch

With a double glazed sliding door to front, double glazed door to entrance hall and double glazed windows to the side and rear.

Entrance Hall

With a double glazed door to front, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

Lounge Dining Room

22'2" max x 12'9" max (6.78 max x 3.91 max)

With a door leading from the entrance hall, opening to dining area, gas fire with decorative surround, double glazed window to front, double glazed sliding door to garden and two central heating radiators.

Kitchen

8'0" x 10'3" (2.45 x 3.13)

With a door leading from the entrance hall, range of fitted wall and base units, worksurfaces over with tiled splash back, integrated oven with gas hob above, one and a half bowl sink and drainer, double glazed window to rear, storage cupboard, door to utility and a central heating radiator.

Utility Room

12'0" x 7'10" (3.66 x 2.41)

With a door leading from the kitchen, plumbing for washing machine, space for tumble dryer and tall fridge freezer, double glazed window to rear and door to garden, door to WC and garage.

WC

4'5" x 3'8" (1.36 x 1.13)

With a sliding door leading from the utility, WC, wash hand basin and part tiled walls.

Landing

With stairs leading from the entrance hall, doors leading to various room, airing cupboard housing wall mounted boiler, loft access and double glazed window to side.

Bedroom One

12'1" x 10'7" (3.7 x 3.25)

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

Bedroom Two

9'11" x 10'7" max (3.04 x 3.24 max)

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

Bedroom Three

9'3" x 7'11" (2.83 x 2.42)

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

Shower Room

5'6" x 7'10" (1.68 x 2.4)

With a door leading from the landing, WC, wash hand basin set into vanity unit, walk in shower cubicle, tiled walls, double glazed window to front and a central heating radiator.

Garden

With a door leading from the dining area and utility, patio area, steps leading to artificial lawn, mature shrub borders, garden shed and outdoor tap.

Garage

16'8" x 7'4" (5.09 x 2.25)

With an up and over door to front, store cupboard, power and light and door leading to the utility.



Road Map



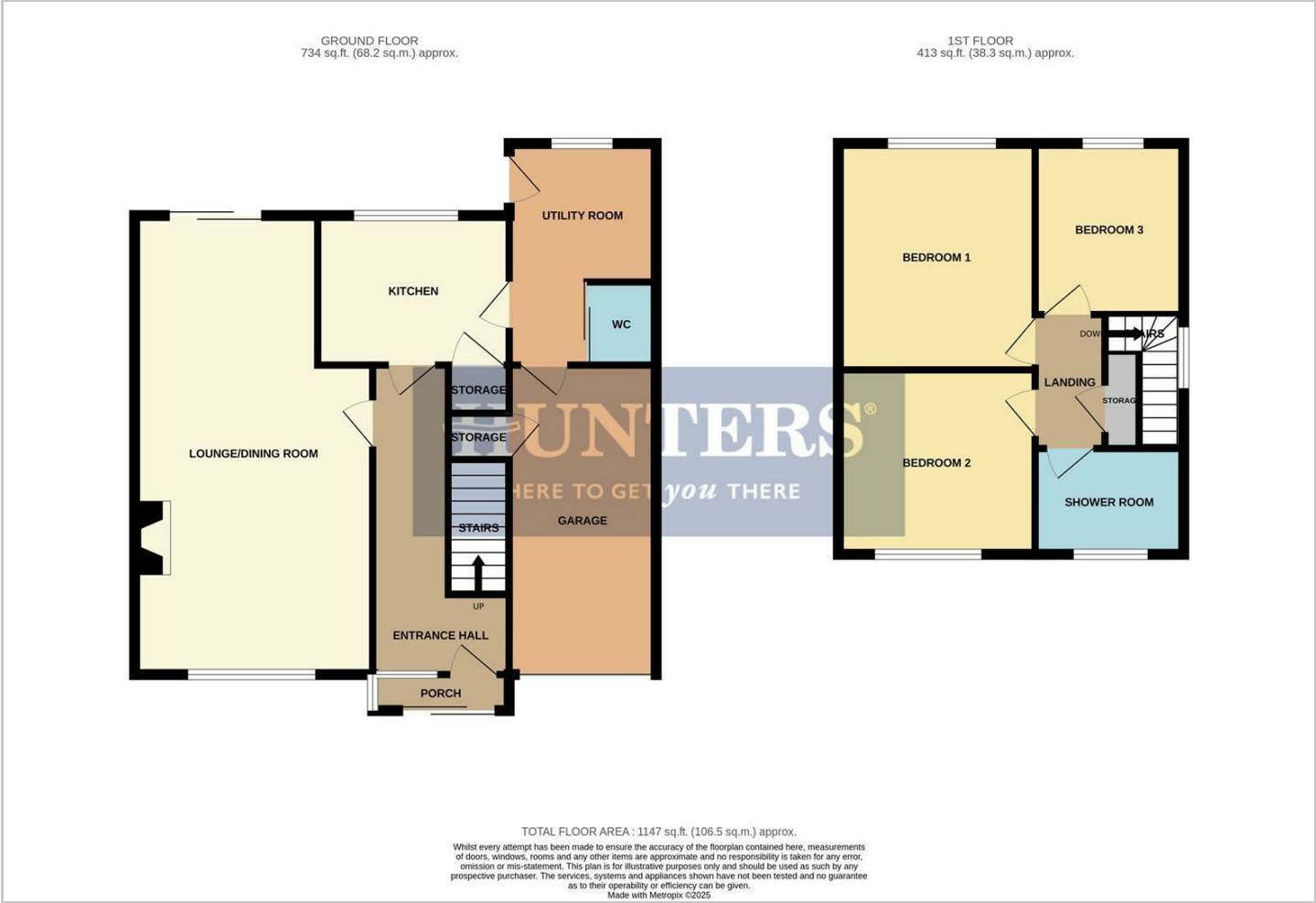
Hybrid Map



Terrain Map



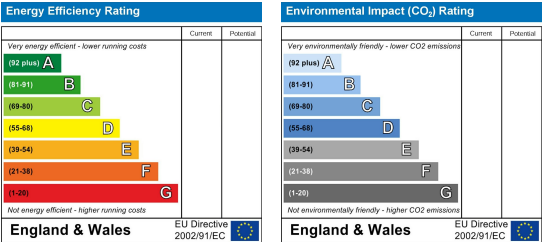
Floor Plan



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.