

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



West Street

Stourbridge, DY8 1XN

£225,000



Council Tax: B

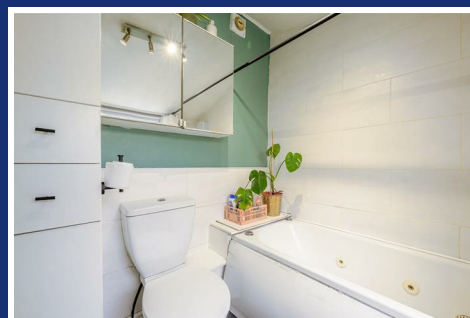
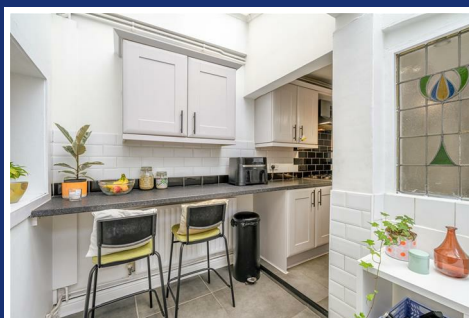




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## Lounge

11'3" x 11'4" (3.43 x 3.46)

With a door from the front, a double glazed window to the front, a feature fireplace, a central heating radiator and a door leading to lobby area with stairs to the first floor and an opening to the dining room.

## Dining Room

10'5" x 11'4" (3.20 x 3.47)

With an opening from the lobby area, an opening to the kitchen/ breakfast room, stairs to the cellar, a feature fireplace and a central heating radiator.

## Kitchen/ Breakfast Room

14'5" x 7'6" (4.40 x 2.29)

With an opening from the dining room, a fitted kitchen with a range of wall and base units, work surface over and tiled splashback, one and a half stainless steel sink and drainer, an electric oven, five ring gas hob with a stainless steel cooker hood over, space for a fridge, breakfast bar, a double glazed window to the side, double glazed door to the side leading to the rear garden, an opening to the utility area and a central heating radiator.

## Utility Area

With an opening from the kitchen/ breakfast room, plumbing for a washing machine, space for a tumble dryer, space for a freezer, wall mounted boiler and a door leading to the bathroom.

## Bathroom

6'11" x 6'4" (2.13 x 1.95)

With a door from the utility room, a bathtub with an electric shower over, a WC, wash hand basin, part tiled walls, double glazed window to the side, an extractor fan and a central heating radiator.

### Cellar

10'9" x 10'5" (3.30 x 3.20)

With stairs from the dining room and useful storage area.

### Bedroom One

11'2" x 11'2" (3.42 x 3.42)

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

### Bedroom Two

10'5" x 11'2" (3.20 x 3.42)

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

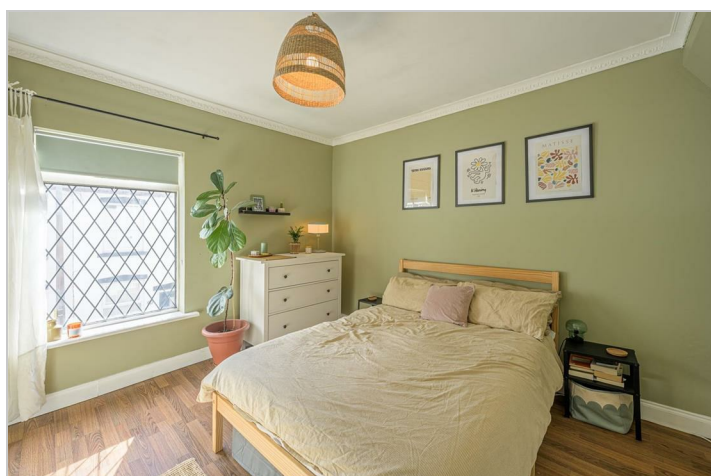
### Loft Space

13'1" x 11'5" (4.0 x 3.50)

With stairs from bedroom two, skylight window to the rear, and a central heating radiator.

### Garden

With a double glazed door from the kitchen/ breakfast room to the seating area, a path leading to the lawn area and the garden shed beyond, and an outside tap.



Road Map



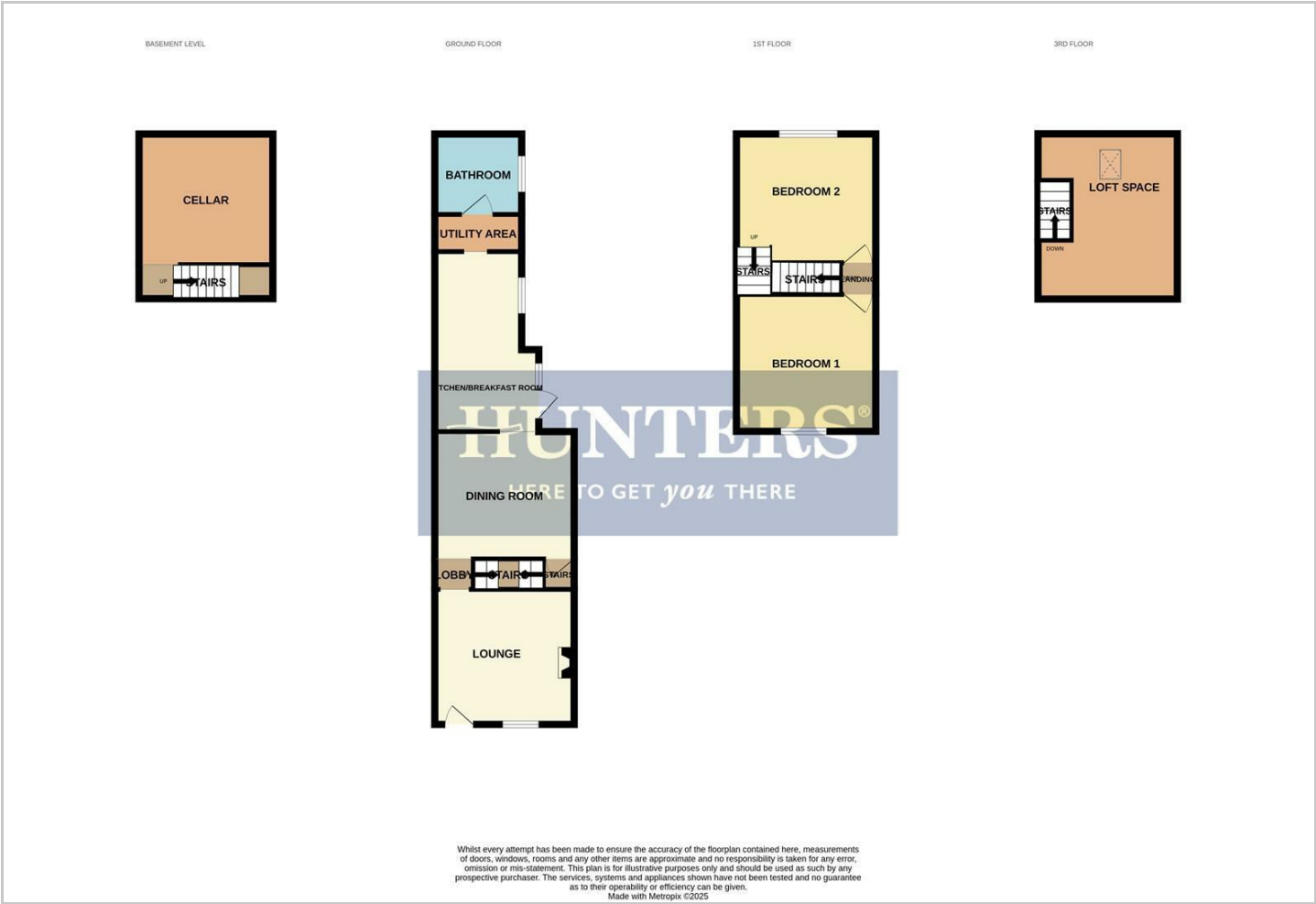
Hybrid Map



Terrain Map

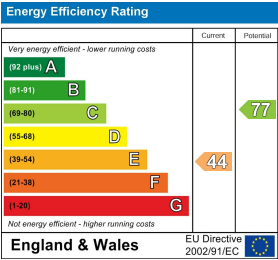


Floor Plan



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.