

# HUNTERS<sup>®</sup>

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## Poplar Road

Norton, Stourbridge, DY8 3BD



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Offers In The Region Of £365,000



## Front of The Property

With a large newly tarmac driveway providing ample parking, gated side access leading to rear garden, canopy with recessed spotlights and double glazed composite door leading to entrance hall.

## Entrance Hall

With double glazed composite door leading from the front of the property, stairs to first floor landing, under stairs storage, doors to various rooms, double glazed window to side and a central heating radiator.

## Lounge

13'1" x 11'1" into bay (4 x 3.4 into bay )

With a door leading from entrance hall, comfortable space for seating, double glazed bay window to front and a central heating radiator.

## Kitchen Diner

18'0" x 17'0" (5.5 x 5.2 )

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer, integrated oven, electric hob, stainless steel cooker hood over, dishwasher, space for fridge freezer, plumbing for washing machine, space for seating and dining, recessed spotlights, double glazed windows and french doors leading to rear garden and a central heating radiator.

## Cloakroom

With a door leading from entrance hall, WC, wash hand basin, extractor, recessed spotlight and double glazed window to side.

## Landing

With stairs leading from entrance hall, doors to various rooms, loft access and double glazed window to side.

## Bedroom One

13'1" x 11'1" into bay (4 x 3.4 into bay)

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

### Bedroom Two

11'1" x 10'2" (3.4 x 3.1 )

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

### Bedroom Three

8'6" x 5'10" max (2.6 x 1.8 max)

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

### Bathroom

With a door leading from landing, bath with shower over, fitted shower screen, WC and wash hand basin set into vanity unit, extractor, double glazed window to rear and a chrome central heated towel rail.

### Garden

With double glazed french doors leading from kitchen diner to a block paved seating area, sleepers, decorative chipping stones, dwarf wall, further seating area, outside light and tap, shed and gated side access leading to the front of the property.



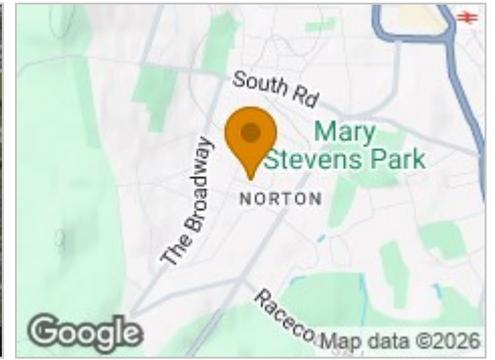
## Road Map



## Hybrid Map



## Terrain Map



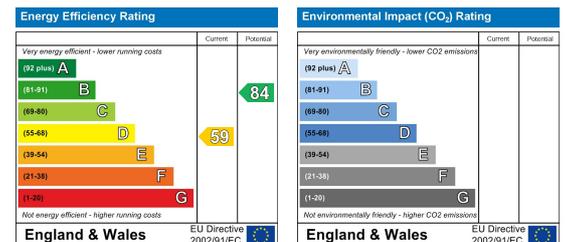
## Floor Plan



## 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.