

HUNTERS®

HERE TO GET *you* THERE



Gauden Road

Stourbridge, DY9 9HN

Offers In The Region Of £210,000



Council Tax: B



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Front Of The Property

With a block paved shared driveway and double gates to side.

Entrance Hall

With a double glazed door to front, double glazed window to front, stairs to the first floor landing, door to kitchen, a central heating radiator and opening to the lounge.

Lounge

8'11" x 13'10" (2.72 x 4.22)

Opening from the entrance hall, double glazed window to front, gas fire with decorative surround, wall lights and a central heating radiator.

Kitchen Diner

11'10" x 20'6" (3.62 x 6.27)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, space for cooker, plumbing for washing machine, space for fridge and freezer, double glazed window to rear, double glazed door to rear and patio doors to the sun room.

Sun Room

4'1" x 8'9" (1.25 x 2.68)

With patio doors from the kitchen, double glazed double doors to rear, double glazed window to rear and a central heating radiator.

Landing

With stairs from the entrance hall, loft access and doors to rooms.

Bedroom One

12'0" x 9'5" (3.67 x 2.88)

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

Bedroom Two

8'11" x 10'2" (2.72 x 3.10)

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

Bedroom Three

10'11" x 7'11" (3.34 x 2.42)

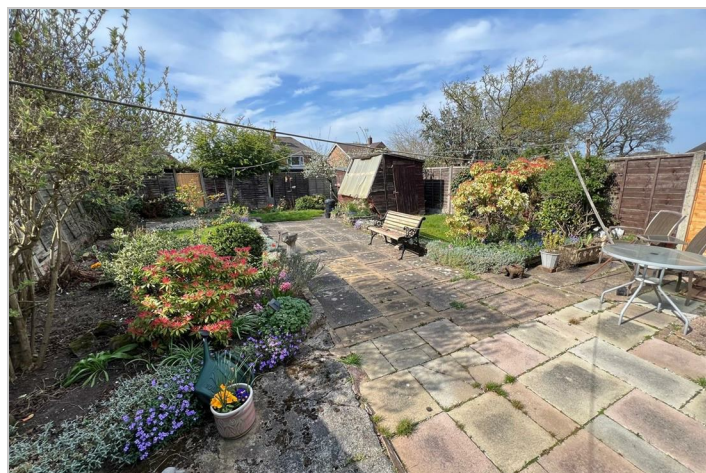
With a door from the landing, double glazed window to rear and a central heating radiator.

Shower Room

With a door from the landing, shower cubicle, WC, wash hand basin, tiled walls, wall mounted boiler, double glazed window to rear and a central heating radiator.

Garden

With access from the sun room and porch to a large patio area, mature shrub borders, lawn, garden shed, outdoor lighting, outside tap and double gates to side.



Road Map



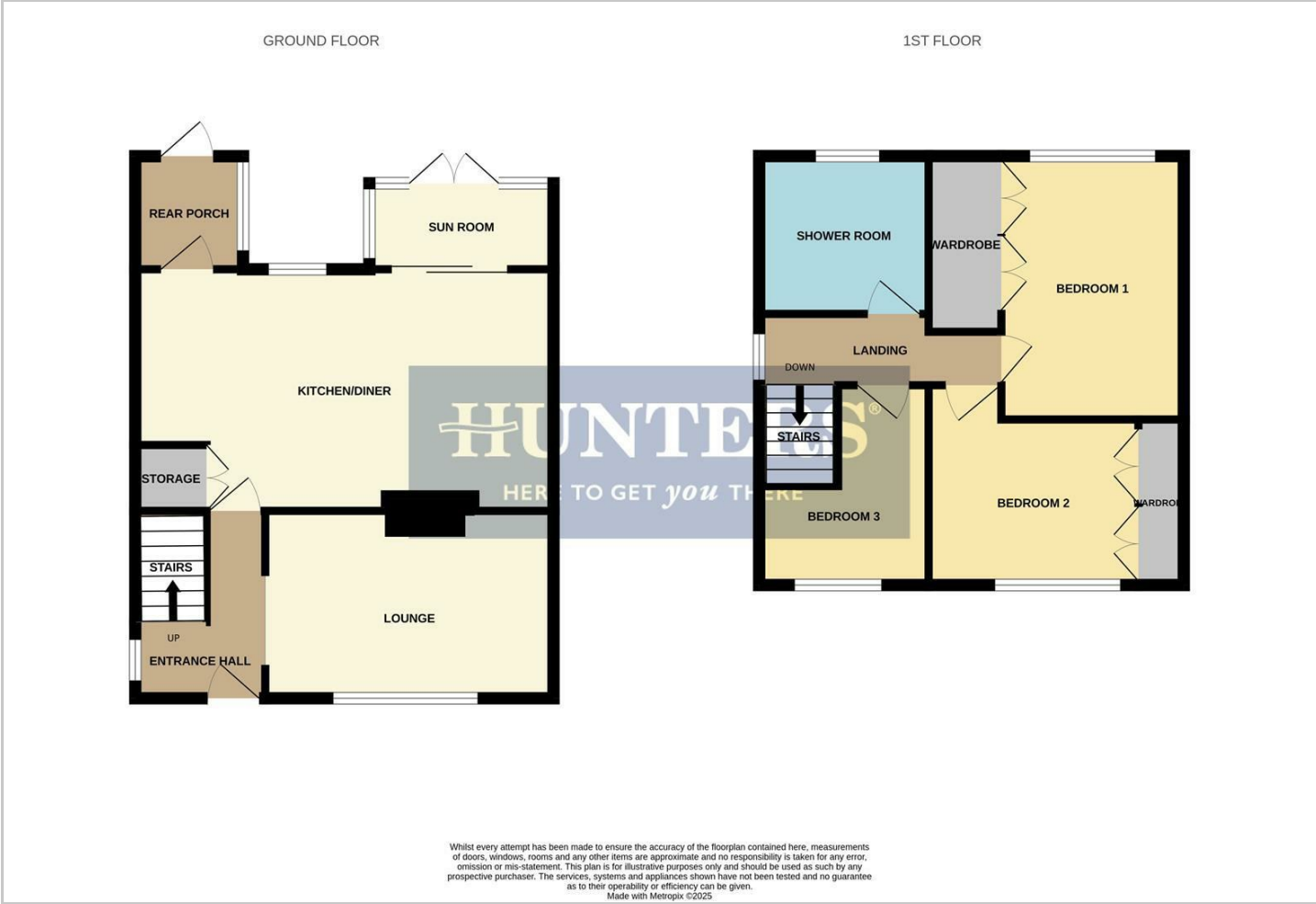
Hybrid Map



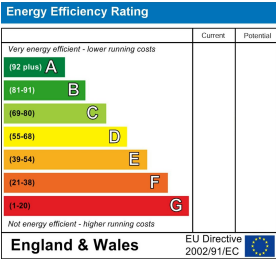
Terrain Map



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.