

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Quantock Road

Stourbridge, DY8 4UP



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£265,000



## Front of The Property

To the front of the property there is a tarmac driveway leading to integral garage with electric roller shutter door, double glazed composite door to entrance hall and gated side access leading to rear garden.

## Entrance Hall

With a double glazed composite door leading from the side of the property, doors to various rooms, stairs to first floor landing, laminate floor and a vertical column central heating radiator.

## Lounge

16'0" x 11'5" (4.9 x 3.5 )

With a door leading from entrance hall, comfortable space for seating, feature fire place with electric fire, double glazed sliding doors to conservatory and a central heating radiator.

## Conservatory

12'1" x 9'6" (3.7 x 2.9 )

With double glazed sliding doors leading from lounge, space for dining table, tiled floor and double glazed windows and door to rear garden.

## Kitchen

13'5" x 7'6" (4.1 x 2.3 )

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, integrated oven, gas hob with cooker hood over, space for tall standing fridge freezer, dishwasher, tiled floor, double glazed window to front and a central heating radiator.

## Utility/ WC

With a door leading from entrance hall, WC, wash hand basin, worksurfaces, plumbing for washing machine, tiled floor, recessed spotlights, extractor and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms, loft access and storage cupboard.

### Bedroom One

15'8" x 11'5" max (4.8 x 3.5 max )

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

### Bedroom Two

9'6" x 9'2" (2.9 x 2.8 )

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

### Bedroom Three

9'6" x 6'2" (2.9 x 1.9 )

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

### Shower Room

With a door leading from landing, corner shower, WC, wash hand basin, tiled floor and part tiled walls, recessed spotlights, extractor, double glazed window to side and a central heating radiator.

### Garage

14'1" x 7'10" (4.3 x 2.4 )

With a door leading from kitchen, electric roller shutter door to front, light, power and useful storage space.

### Garden

With a double glazed door leading from conservatory, patio seating area, artificial lawn and gated side access leading to the front of the property.



## Road Map



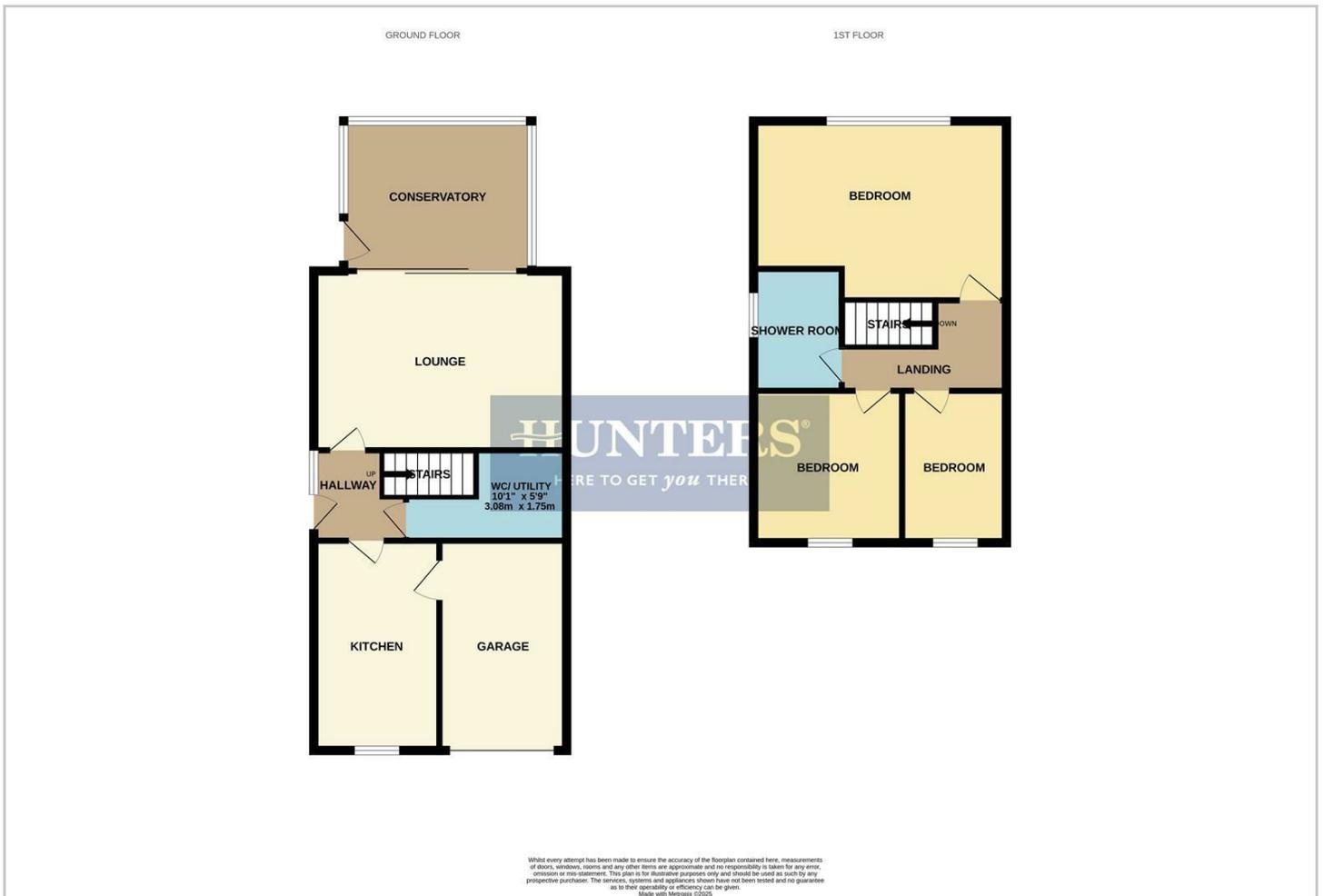
## Hybrid Map



## Terrain Map



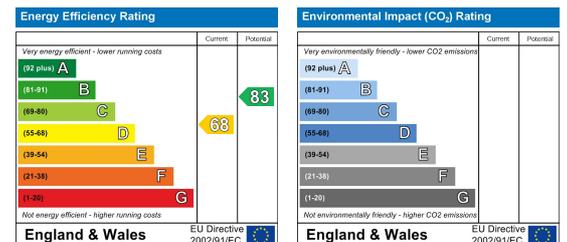
## Floor Plan



## 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.