

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bredon Avenue

Stourbridge, DY9 7NR

£245,000



Council Tax: B



# 18 Bredon Avenue

Stourbridge, DY9 7NR

£245,000



## Front Of The Property

To the front of the property there is a tarmac driveway leading to a detached garage, lawn with shrub borders, gated side access, and a double glazed door to porch.

## Porch

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

## Entrance Hall

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

## Lounge

14'1" x 10'5" (4.3 x 3.2)

With a door leading from the entrance hall, double glazed window to front, decorative fire place with fitted fire and a central heating radiator.

## Kitchen

10'5" x 9'10" (3.2 x 3)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, double glazed window to rear, space for cooker, hood above, stainless steel sink and drainer, plumbing for washing machine, space for further appliances, under stairs storage cupboard, tiled floor, opening to dining room and a double glazed door to store area.

## Dining Room

8'10" x 8'6" (2.7 x 2.6)

With double doors leading from the kitchen, double glazed window to rear, laminate floor and space for dining table.

## Store Area

21'11" x 16'4" (6.7m x 5m)

With a door leading from the kitchen, opening to garage and double doors to garden.

## Landing

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

## Bedroom One

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

With a door leading from the landing, openings to en suite and walk in wardrobe, double glazed window to front/side and a central heating radiator.

## En Suite

5'6" x 7'2" (1.7m x 2.2m)

With an opening leading from bedroom one, W/C, hand wash basin into vanity unit, walk in shower with screen and waterfall feature, double glazed window to rear and a heated towel rail.

## Bedroom Two

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

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

### Bedroom Three

10'9" x 6'6" (3.3 x 2.0)

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

### Bedroom Four

9'10" x 6'10" max (3 x 2.1 max)

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

### Shower Room

With a door leading from the landing, shower, wash hand basin, double glazed window to rear, recessed spotlights, tiled floor and walls and a chrome heated towel rail.

### WC

With a door leading from the landing, tiled floor and walls, WC and double glazed window to side.

### Garden

Accessed via a double glazed door leading from the kitchen and gated side access to a patio area, well maintained lawn and shrubs.



## Road Map



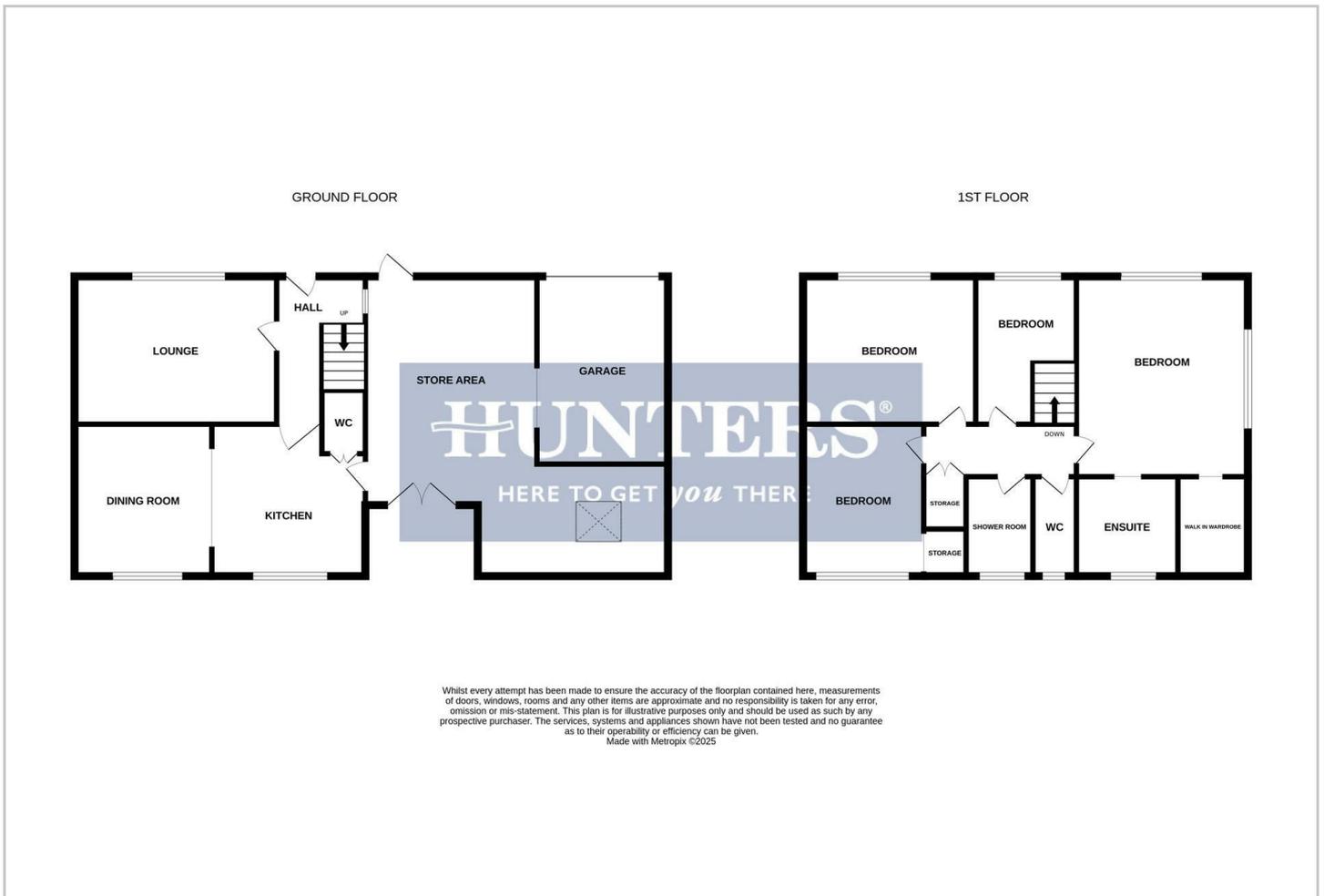
## Hybrid Map



## Terrain Map



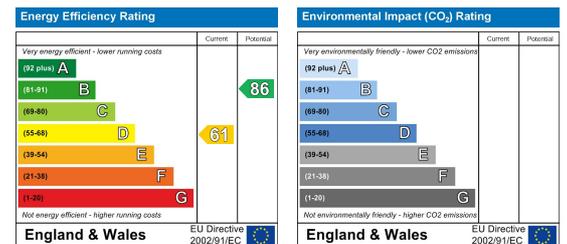
## Floor Plan



## 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.