

# HUNTERS®

HERE TO GET *you* THERE



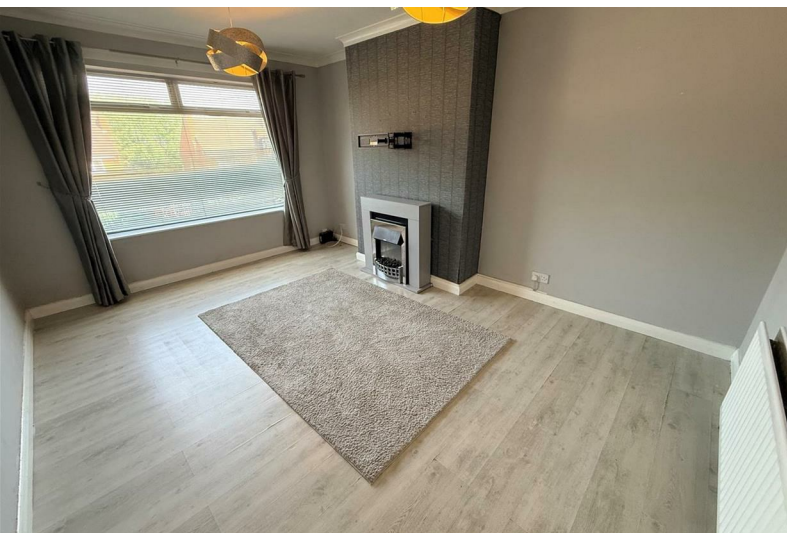
## Gauden Road

Stourbridge, DY9 9HS

£225,000



Council Tax: C



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## Front of the Property

To the front of the property is a block paved driveway leading to , steps up to the double glazed front door and a gate to the rear garden.

## Entrance Hall

15'8" x 4'5" (4.79 x 1.35)

With a double glazed door from the front of the property, doors to various rooms, loft access, built in storage cupboard and a central heating radiator.

## Lounge

14'11" x 10'11" (4.55 x 3.34)

With a door from the entrance hall, a double glazed window to the front, feature fire place, a door to the kitchen and a central heating radiator.

## Kitchen

7'10" x 11'8" (2.40 x 3.58 )

With a door from the lounge, fitted kitchen with a range of wall and base units, work surface over and tiled splashback, stainless steel sink and drainer, integrated electric double oven, gas hob, extractor above, space for a washing machine, space for fridge freezer, cupboard housing a wall mounted boiler, a double glazed window to the rear and a central heating radiator.

## Bedroom One

9'10" x 13'0" (3.0 x 3.97)

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

## Bedroom Two

9'10" x 10'11" (3.0 x 3.34)

With a door from the entrance hall, built in wardrobe, a double glazed window to the rear and a central heating radiator.

## Bathroom

7'10" x 6'7" (2.40 x 2.03 )

With a door from the entrance hall, bath with shower attachment, storage cupboard, WC, wash hand basin, a double glazed window to the rear and a central heating radiator.

### Rear Garden

With a double glazed door from the kitchen to paved area, lawn beyond and gated side access.

### Garage

15'8" x 10'2" (4.80 x 3.10 )

With a garage door to the front, power and lighting and a electric fuse board.



Road Map



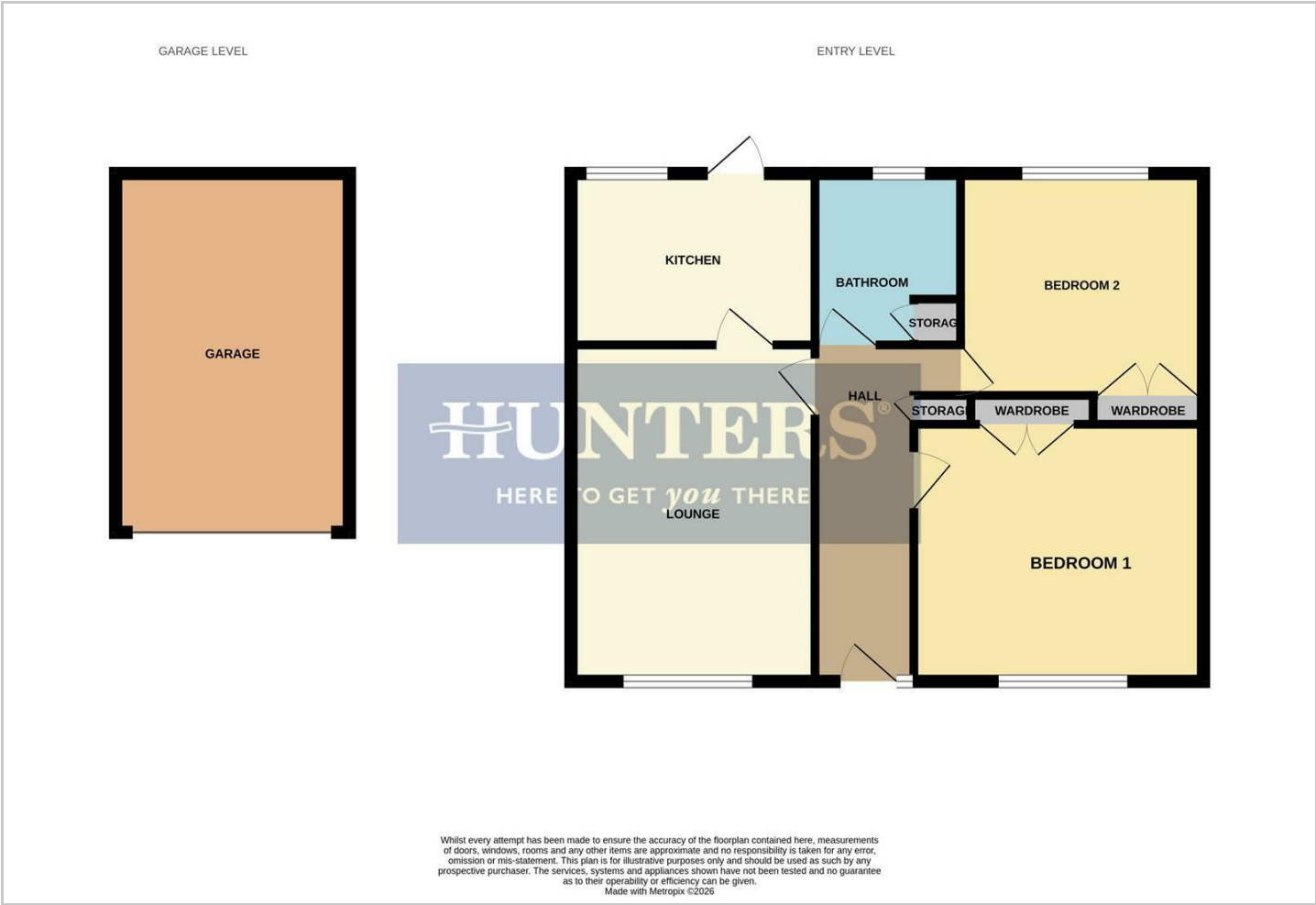
Hybrid Map



Terrain Map

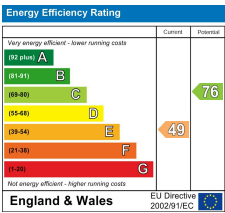


Floor Plan



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.