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# Love Lane

Stourbridge, DY8 2DJ

£525,000

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Council Tax: D

# 12a Love Lane

Stourbridge, DY8 2DJ

## £525,000

### Front of the Property
To the front of the property is a block paved driveway, front lawn, mature shrubs, oak porch gate leading to the reception hall, and gated side access.

### Reception Hall
8'9" x 9'1" (2.69 x 2.78)
With a double glazed door to the front, built in storage cupboard, doors leading to various rooms, recessed spotlights and a central heating radiator.

### Lounge
13'7" x 11'11" (4.16 x 3.64)
With a door from the reception hall, double glazed window to the front, log burning stove, built in storage cupboard and display cabinets, and a central heating radiator.

### Kitchen Dining Room
16'0" x 13'3" (4.89 x 4.05)
With an opening from the reception hall, modern fitted kitchen with a range of wall and base units, Quartz worksurface over with matching upstands, inset sink, electric double oven, five ring induction hob with built in extractor fan, integrated dishwasher, integrated fridge, integrated freezer, large larder cupboard, double glazed patio doors to the rear, breakfast bar, space for dining table, recessed spotlights and two central heating radiators.

### Bedroom One
16'1" x 8'10" (4.91 x 2.71)
With a door from the reception hall, double glazed French doors to the rear, built in wardrobe, wall lights, door leading to the en suite, and a central heating radiator.

### En Suite
With a door from bedroom one, walk in shower cubicle, wash hand basin, part tiled walls and tiled flooring, recessed spotlights, extractor fan and a chrome heated towel rail.

### Bedroom Two
12'0" x 10'3" (3.68 x 3.14)
With a door from the entrance hall, double glazed window to the front, and a central heating radiator.

### Bedroom Three/ Study
9'10" x 9'0" (3.00 x 2.75)
With a door from the reception hall, double glazed French doors to the rear, and a central heating radiator.

### Bathroom
With a door from the reception hall, bathtub, separate shower cubicle, WC, wash hand basin set into vanity, part tiled walls, double glazed window to the side, recessed spotlights, extractor fan and a chrome heated towel rail.

### Utility
7'10" x 5'3" (2.40 x 1.61)
With a door from the reception hall, a range of wall and base units, inset sink, plumbing for washing machine, space for tumble dryer, cupboard housing the wall mounted boiler, recessed spotlights and a central heating radiator.

### Garden
With double glazed French doors from bedroom one and three, and double glazed sliding patio doors from kitchen dining room leading to a large composite decking seating area, steps down to lawn

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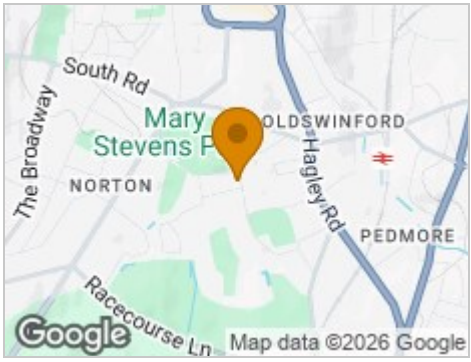
beyond, mature shrub borders, useful storage area located beneath the decking, outdoor tap, lighting and power point, and gated side access.

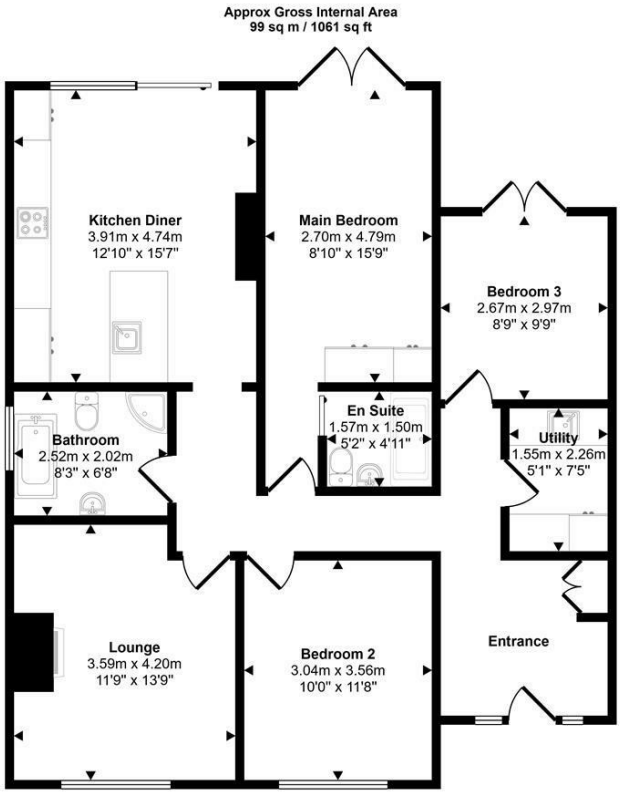
## Road Map

## Hybrid Map

## Terrain Map




## Floor Plan



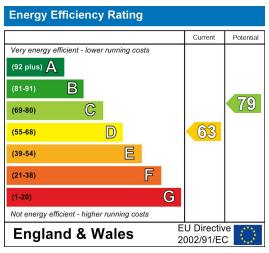

Floorplan

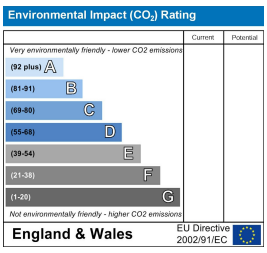
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.
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