

# HUNTERS®

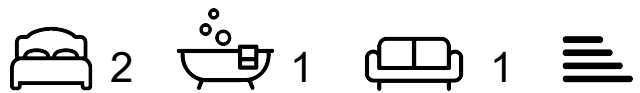
HERE TO GET *you* THERE



## Western Road

Stourbridge, DY8 3XX

£280,000



Council Tax: B



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## Front of the Property

To the front of the property is a decorative lawn and a porch to the front door.

## Lounge

11'5" x 11'0" (3.50 x 3.37)

With a double glazed door from the front of the property, a double glazed window to the front, log burn stove with tiled hearth and wooden mantel, a door to the inner hall and a central heating radiator.

## Inner Hall

under stairs storage cupboard, doors to various rooms and stairs to the first floor.

## Kitchen

21'8" x 9'1" (6.61 x 2.78)

With a door from the inner hall, modern fitted kitchen with a range of wall and base units, oak work surface, tiled splashback, one and a half stainless steel sink and drainer, integrated electric oven, gas hob with stainless steel cooker hood over, integrated washing machine, and dishwasher, double glazed bifold doors to the rear, two skylight windows, tiled flooring, recessed spot lights and two central heating radiators.

## Shower Room

With a door from the inner hall, walk in shower, WC, wash hand basin, part tiled walls, tiled flooring, a double glazed window to the rear, recessed spotlights a central heating radiator and a chrome heated towel rail.

## Landing

With stairs from the inner hall and doors to various rooms

## Bedroom One

11'3" x 10'9" (3.43 x 3.30)

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

## Bedroom Two

11'0" x (3.36 x )

With a door from the first floor landing, built in storage cupboard, loft access, a double glazed window to the rear and a central heating radiator.

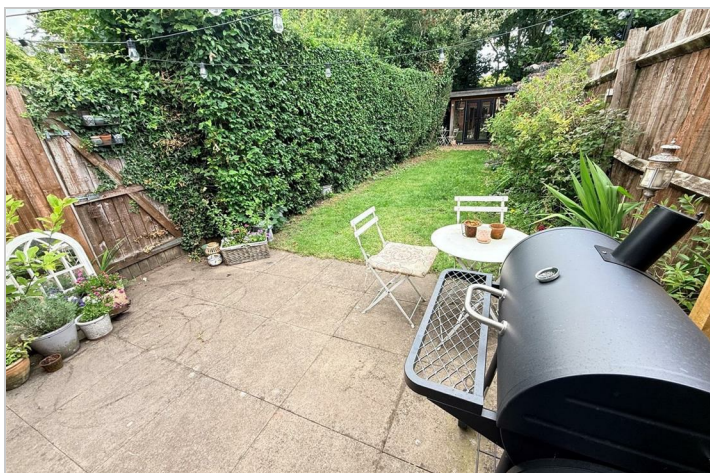
## Garden

With double glazed bifold doors from the kitchen, patio seating area, lawn beyond, shrub borders and summer house to the rear.

## Summer House

9'3" x 7'10" (2.83 x 2.40)

With double glazed french doors to rear garden, power and lighting.



## Road Map



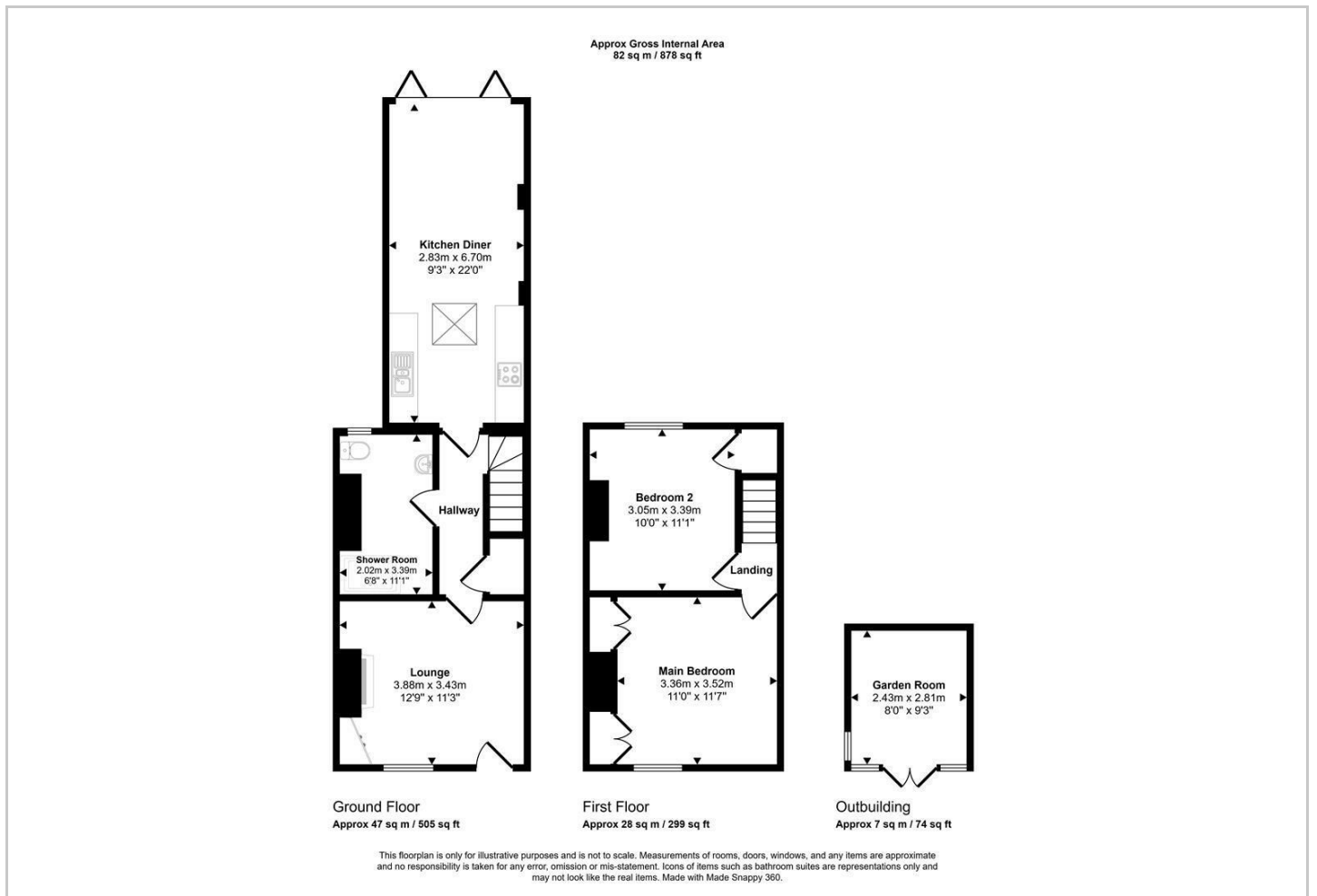
## Hybrid Map



## Terrain Map

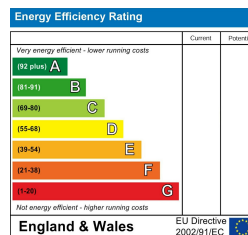


## Floor Plan



## 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.