

# HUNTERS®

HERE TO GET *you* THERE



## Collis Street

Amblecote, Stourbridge, DY8 4EW



# Collis Street

Stourbridge, DY8 4EW

Offers Around £340,000



## Front of The Property

With a block paved driveway beyond double wrought iron gates, dwarf wall, outside light and gated side access leading to rear garden.

## Entrance Hall

15'1" x 6'6" (4.6 x 2)

With a double glazed door leading from the side of the property, doors to various rooms, stairs to first floor landing with cellar access and a central heating radiator.

## Lounge

15'5" x 14'9" (4.7 x 4.5)

With a door leading from entrance hall, feature fire place with gas fire and marble hearth, space for seating, picture rail, coving, wooden floor, double glazed bay sash window to front, further double glazed sash window to side and a central heating radiator.

## Dining Room

17'4" x 17'4" (5.3 x 5.3 )

With a door leading from entrance hall and open to kitchen breakfast room, feature floating gas fire, space for dining table, coving, ceiling rose, laminate floor, recessed spotlights, double glazed french doors and window to side and a central heating radiator.

## Kitchen Breakfast Room

11'5" x 11'1" (3.5 x 3.4)

Open from dining room and utility, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half stainless sink and drainer, integrated oven, gas hob, cooker hood over, dishwasher, recessed spotlights, double glazed window to side and a vertical column central heating radiator.

## Utility

7'2" x 4'11" (2.2 x 1.5)

Open from kitchen breakfast room and door to WC, fitted with matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer, integrated full length fridge and freezer, laminate floor and double glazed window to side.

## WC

With a door leading from utility and open to laundry, WC and wash hand basin set into vanity unit, laminate floor, recessed spotlights, extractor, double glazed window to rear and a central heating towel rail.

## Laundry

Open from WC, wall units, worksurface, plumbing for washing machine, space for tumble dryer, loft access, recessed spotlights and double glazed window to side.

## Landing

With stairs leading from entrance hall, doors to various rooms, coving, double glazed sash window to side and two central heating radiators.

## Bedroom One

14'9" x 13'1" max (4.5 x 4 max )

With a door leading from landing, laminate floor, ceiling light fan, double glazed sash bay window to front, further double glazed sash window to side and two column central heating radiators.

Tel: 01384 443331

## Bedroom Two

11'9" x 11'1" max (3.6 x 3.4 max)

With a door leading from landing, stairs to upper landing and double glazed sash window to side.

## Bedroom Three

10'5" x 7'10" (3.2 x 2.4)

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

## Bathroom

With a door leading from landing, large free standing bath with separate shower attachment, double walk-in shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, panelling, laminate floor, loft access, double glazed sash window to side and a central heating radiator.

## Upper Landing

With stairs leading from bedroom two, doors to various rooms, storage cupboard, recessed spotlights and further open storage area.

## Loft Room One

With a door leading from upper landing, recessed spotlights and skylight window.

## Loft Room Two

With a door leading from upper landing, recessed spotlights and skylight window.

## Cellar

With a door leading from entrance hall, light, power and useful storage space.

## Garden

With double glazed french doors leading from dining room to a gravelled seating area, raised well maintained lawn, mature shrub borders and gated side access leading to the front of the property.



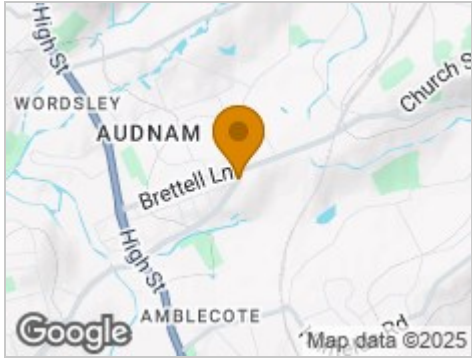
Road Map



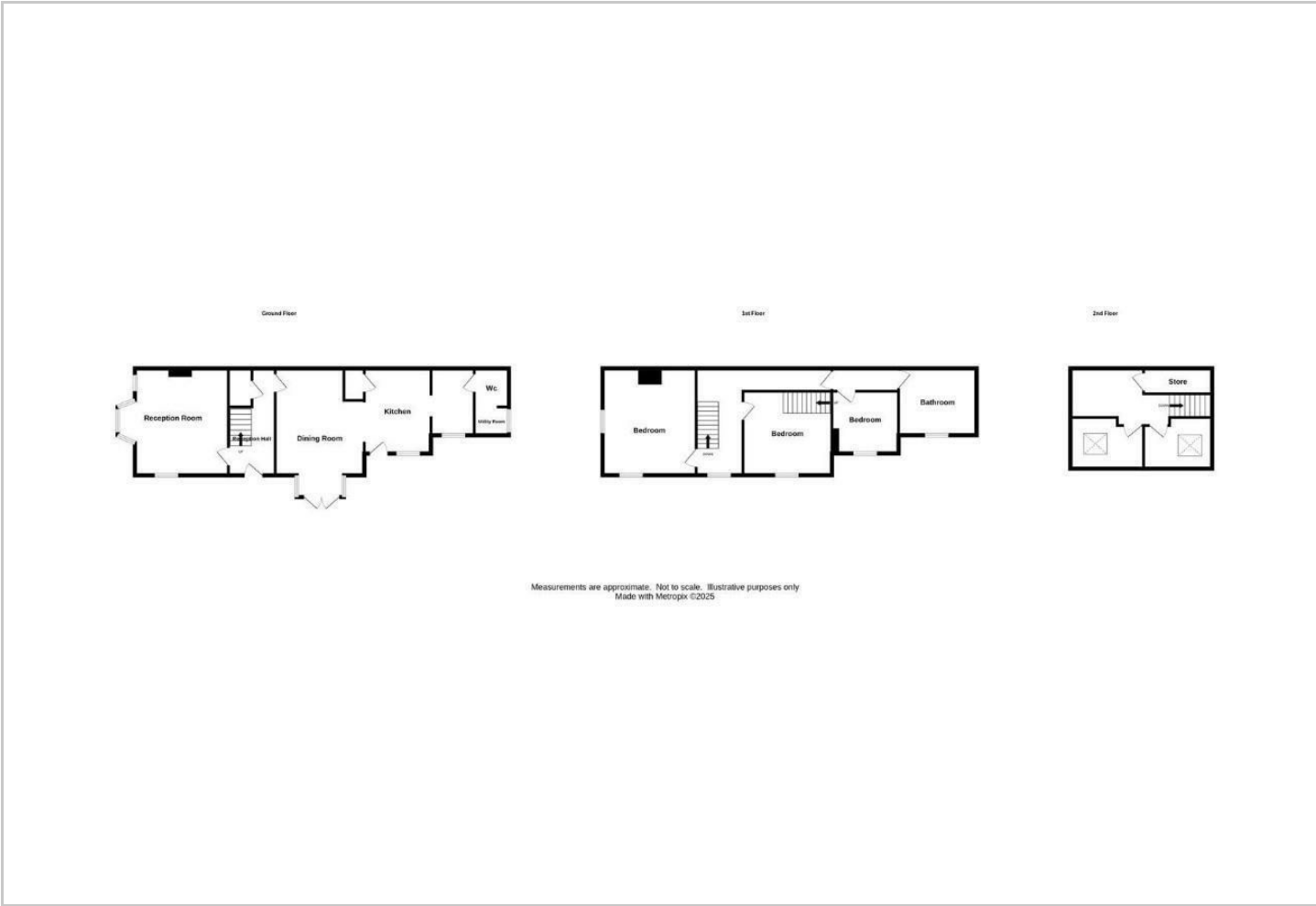
Hybrid Map



Terrain Map



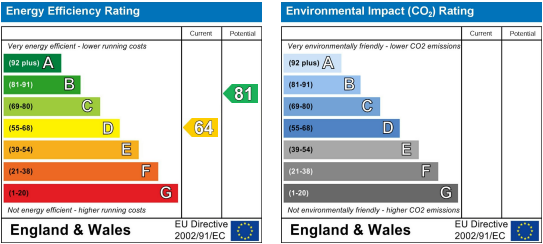
Floor Plan



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.