

HUNTERS[®]

HERE TO GET *you* THERE



School Drive

Amblecote, Stourbridge, DY8 4DQ



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Offers In The Region Of £195,000



Front of the Property

To the front of the property there is tarmacadam driveway, storm porch with outside storage cupboard and tiled floor, and double glazed door leading to entrance hall.

Entrance Hall

With a double glazed door leading from the front of the property, open to lounge and kitchen breakfast room and laminate floor.

Kitchen

9'2" x 9'2" (2.8 x 2.8)

Open from entrance hall, fitted kitchen with a range of wall and base units, work tops over, splash back, eye level oven with separate induction hob, stainless steel sink and drainer, integrated fridge freezer, plumbing for washing machine, breakfast bar, recessed spotlights, pantry cupboard, wall mounted central heating boiler, laminate flooring, double glazed window to front and a vertical column radiator.

Lounge

12'5" x 12'1" max (3.8 x 3.7 max)

With an opening from the entrance hall, stairs leading to first floor landing, space for seating, feature fireplace with electric fire, dado rail, laminate flooring, double glazed door and window to veranda and a central heating radiator.

Veranda

9'6" x 7'6" (2.9 x 2.3)

With a double glazed door leading from lounge, space for seating, laminate flooring, double glazed door leading to rear garden, further windows to rear and a central heating boiler.

Landing

With stairs from the lounge, steps to bedroom one, doors leading to various rooms and loft access.

Bedroom One

10'2" x 9'6" into wardrobe (3.1 x 2.9 into wardrobe)

With a door from the first floor landing, fitted and built-in wardrobes, double glazed window to rear and central heating radiator.

Bedroom Two

9'2" x 5'10" max (2.8 x 1.8 max)

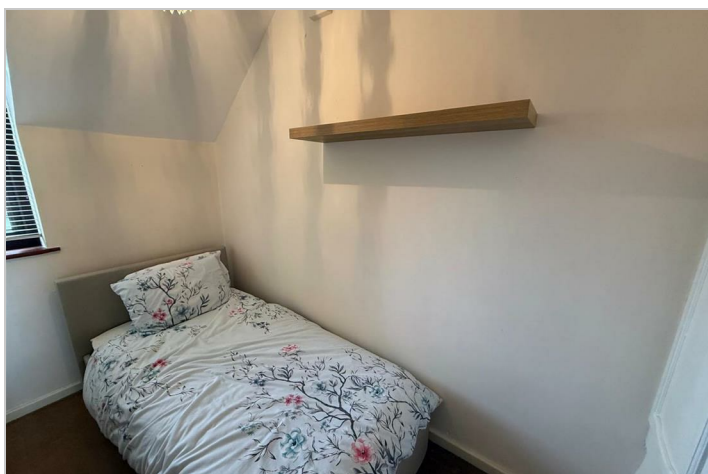
With a door leading from first floor landing, storage cupboard and double glazed window to front.

Shower Room

With a door leading from first floor landing, shower cubical, WC and wash hand basin set into vanity unit, tiled walls, double glazed window to front and a chrome heated towel rail.

Garden

With a double glazed door leading from veranda, blocked paved seating area, steps leading to lawn beyond, shrub borders, garden shed and rear gated access.



The floor plan is divided into two main sections: the Ground Floor on the left and the 1st Floor on the right. A central banner with the text 'HUNTERS' and 'HERE TO GET you THERE' spans across both floors.

Ground Floor:

- Veranda:** Located at the top of the ground floor.
- Lounge:** A large central room.
- Kitchen:** Located below the lounge.
- Storage:** A small storage area adjacent to the kitchen.
- Entrance Hall:** Located at the bottom left, with a 'FORM PORCH' area.
- Stairs:** A set of stairs labeled 'UP' and 'DOWN' is located between the lounge and kitchen.

1st Floor:

- Bedroom:** Two bedrooms are located on the first floor.
- Shower Room:** Located at the bottom right of the first floor.
- Landing:** A central landing area connecting the bedrooms and shower room.
- Storage:** A small storage area located near the landing.
- Stairs:** A set of stairs labeled 'UP' and 'DOWN' is located near the landing.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Target	66	72

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Target	66	72

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com <https://www.hunters.com>