HUNTERS®

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# Lady Greys Walk

Stourbridge, DY8 3RD

Offers In Excess Of £385,000

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Council Tax: C

# 10 Lady Greys Walk

Stourbridge, DY8 3RD

## Offers In Excess Of £385,000

### Front of The Property

To the front of the property there is a large tarmacadam driveway providing ample parking space, storm porch with outside lighting and EV charging point.

### Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, space for dresser, herringbone Karndean floor and a central heating radiator.

### Lounge

13'5" x 13'5" max (4.1 x 4.1 max)

With a door leading from entrance hall, log burning stove with slate hearth and decorative mantle, space for seating, floating shelves, picture rail, ceiling rose, double glazed bay window to front and a central heating radiator.

### Kitchen Dining Living Room

24'3" x 18'8" max (7.4 x 5.7 max )

With doors leading from entrance hall and utility, fitted with a range of shaker-style matching wall and base units with Quartz worksurfaces over and brass accents, belfast sink with tiled splashback, integrated eye-level oven and grill, separate induction hob with stainless steel cooker hood over, centre island breakfast bar, dishwasher, wine cooler, space for double American fridge freezer, seating and dining, herringbone Karndean floor, recessed spotlights, double glazed window and bi folding doors to rear and a vertical column central heating radiator.

### Utility

With doors leading to various rooms, base unit with Quartz worksurfaces over, stainless steel sink and drainer, tiled splashback, plumbing for washing machine, space for tumble dryer, herringbone Karndean floor, recessed spotlights and a vertical column central heating radiator.

### WC

With a door leading from utility, WC, wash hand basin, herringbone Karndean floor, tiled splashback and extractor.

### Landing

With stairs leading from entrance hall, doors to various rooms, loft access with pull-down ladders and double glazed window to side.

### Bedroom One

12'1" x 11'9" (3.7 x 3.6 )

With a door leading from landing, double glazed windows to front and a central heating radiator.

### Bedroom Two

11'9" x 10'9" (3.6 x 3.3 )

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

### Bedroom Three

7'10" x 6'10" (2.4 x 2.1 )

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

### Bathroom

With a door leading from landing, bath with separate double walk-in shower with waterfall shower over and shower attachment, WC, wash hand basin, tiled

Tel: 01384 443331

floor and walls, recessed spotlights, extractor, double glazed windows to rear and a column central heating towel rail.

## Garden

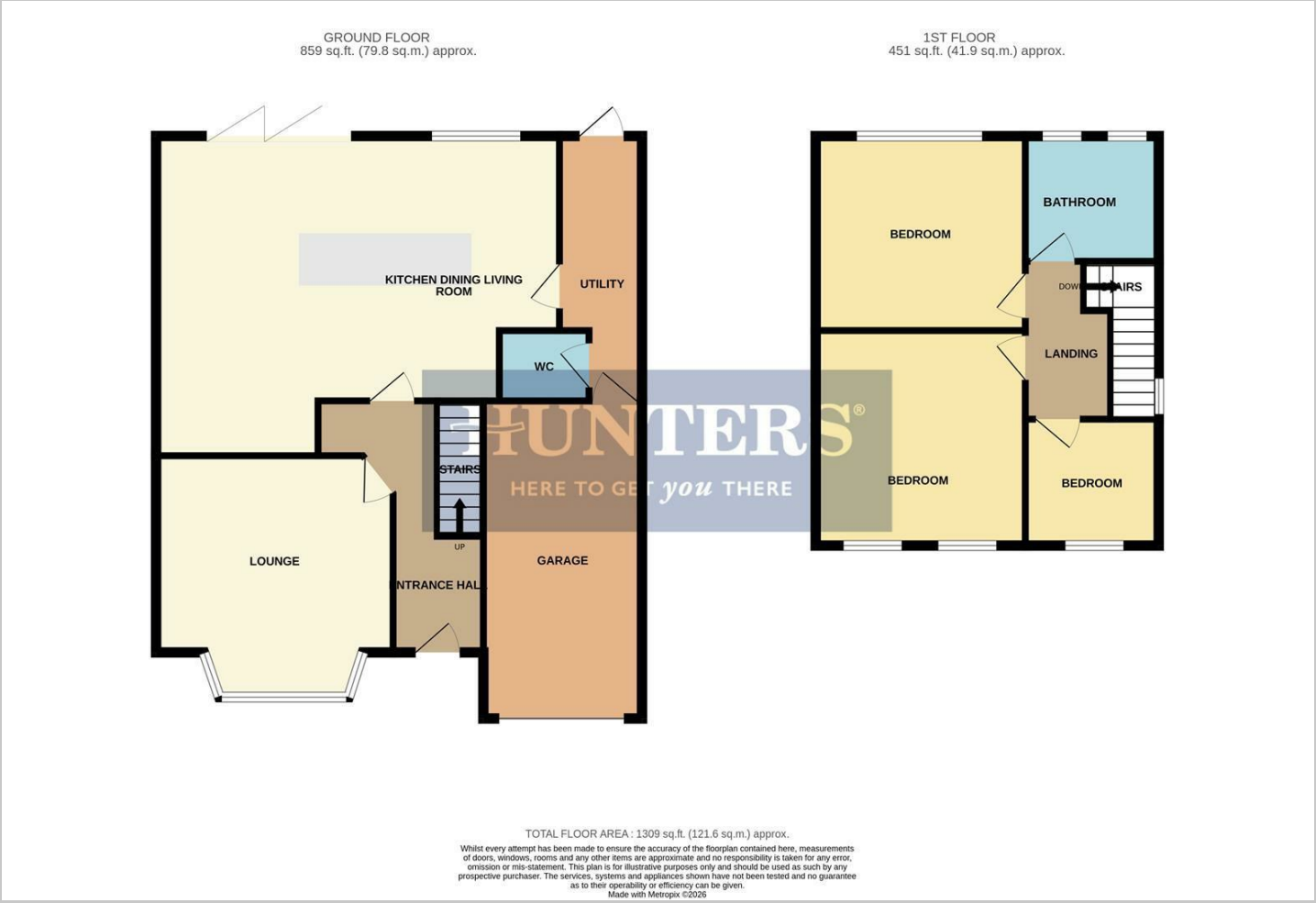
With double glazed bi folding doors leading out from kitchen area and a further double glazed door from utility to slate seating area with outside light and tap and steps leading up to an extensive lawn

## Road Map

## Hybrid Map

## Terrain Map

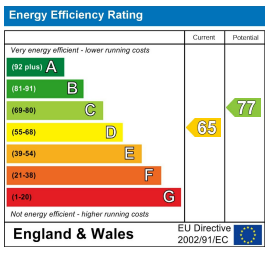
## Floor Plan

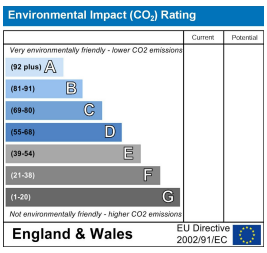



## Viewing

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