

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Central Avenue

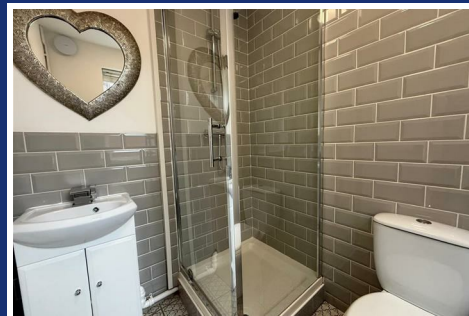
Stourbridge, DY9 9BT



# Central Avenue

Stourbridge, DY9 9BT

£225,000



## Front of The Property

To the front of the property there is a chipping stone driveway, canopy, gated side access leading to rear garden and double glazed door to entrance hall.

## Entrance Hall

16'0" x 5'10" (4.9 x 1.8 )

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

## Lounge

12'9" x 10'9" (3.9 x 3.3 )

With a door leading from entrance hall, space for seating, double glazed window to front and a central heating radiator.

## Dining Room

12'9" x 11'9" (3.9 x 3.6)

With a door leading from entrance hall and open to kitchen, space for dining and a central heating radiator.

## Kitchen

11'5" x 5'2" (3.5 x 1.6 )

Open from dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob with stainless steel cooker hood over, plumbing for washing machine, space for fridge freezer, double glazed windows to side and rear, double glazed door to rear and a central heating radiator.

## Shower Room

With a door leading from entrance hall, shower, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, double glazed window to side and a chrome central heating towel rail.

## Landing

With stairs leading from entrance hall, doors to various rooms and double glazed window to side.

## Bedroom One

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

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

### Bedroom Two

11'9" x 9'6" (3.6 x 2.9 )

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

### Bedroom Three

9'10" x 8'2" (3 x 2.5)

With a door leading from landing, open storage space and built-in storage with housed central heating boiler, double glazed window to front and a central heating radiator.

### Bathroom

With a door leading from landing, roll-top free standing bath with shower attachment, WC, wash hand basin, part tiled walls, double glazed window to rear and a central heating radiator.

### Garden

With double glazed doors leading from kitchen and entrance hall, patio seating area, well maintained lawn and gated side access leading to the front of the property.



## A satellite map of the Wollescote area. A yellow location pin is placed on a road. Labels on the map include 'Stevens Park' to the left, 'Brook Holloway' and 'Wymal Ln' to the right, and 'WOLLESCOTE' at the bottom. The map shows green spaces, roads, and buildings. At the bottom, there is a Google logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

## A map snippet from Google Maps showing the location of Pedmore Fields. The map is centered on a green area labeled 'PEDMORE FIELDS' within the 'WOLLESCOTE' area. A red location pin is placed on the map. Surrounding roads include 'Grange Ln' to the west, 'Wollescote Rd' to the north, 'Oldhall Rd' to the northeast, and 'Wynall Ln S' to the east. The Google logo is visible in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

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

**GROUND FLOOR:**

- KITCHEN:** Located at the top left.
- DINING ROOM:** Located below the kitchen.
- LOUNGE:** Located at the bottom left.
- ENTRANCE HALL:** Located at the bottom right, featuring an "UP" arrow pointing to the stairs.
- SHOWER ROOM:** Located to the right of the dining room.
- STAIRS:** Located between the shower room and the entrance hall.

**1ST FLOOR:**

- BEDROOM:** Located at the top left.
- BATHROOM:** Located at the top right.
- LANDING:** Located in the center, with a "DOWN" arrow pointing to the stairs.
- STAIRS:** Located to the right of the landing.
- BEDROOM:** Located below the top left bedroom.
- BEDROOM:** Located at the bottom right.
- STORAGE:** Located at the bottom right, adjacent to the bedroom.

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 Rating**

Very energy efficient - lower running costs

Current: 84

Potential: 72

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 84

Potential: 72

Not environmentally friendly - higher CO<sub>2</sub> emissions

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