

# HUNTERS®

HERE TO GET *you* THERE



## Junction Road

Audnam, Stourbridge, DY8 4YJ

£337,000



Council Tax: B



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## Front of the Property

To the front of the property is a slate driveway with double gates leading to a further slate parking area, this leads to the studio/garage and has a path leading to the bungalow. To the front of the bungalow is a patio area with raised planted border, path to the side leading to the garden and further slate areas to the front of the bungalow.

## Entrance Hall

With a double glazed composite door leading from the front, double glazed window to side, doors to various rooms, tiled floor, loft access and a central heating radiator.

## Kitchen

8'2" x 8'10" (2.50 x 2.70)

With a door leading from the entrance hall this modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, electric oven, gas hob with stainless steel cooker hood, plumbing for washing machine, space for fridge freezer, double glazed window to front, laminate floor, recessed spotlights and a central heating radiator.

## Lounge

12'9" x 16'4" (3.90 x 5.00)

With a door leading from the entrance hall, double glazed door to rear and two central heating radiators.

## Bedroom One

8'6" x 11'9" (2.60 x 3.60)

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

## Bedroom Two

8'10" x 10'5" (2.70 x 3.20)

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

### Shower Room

With a door leading from the entrance hall this modern fitted shower room has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to side, tiled floor, recessed spotlights and a chrome heated towel rail.

### Studio/ Garage

11'9" x 15'5" (3.60 x 4.70)

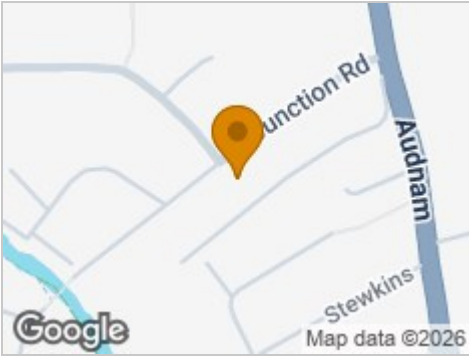
With electric roller door to front, tiled floor, double glazed door to rear and double glazed windows to front, side and rear.

### Garden

With access via the lounge to a patio with steps leading to a lawn, there is also a path to the side providing access to the front of the property.



Road Map



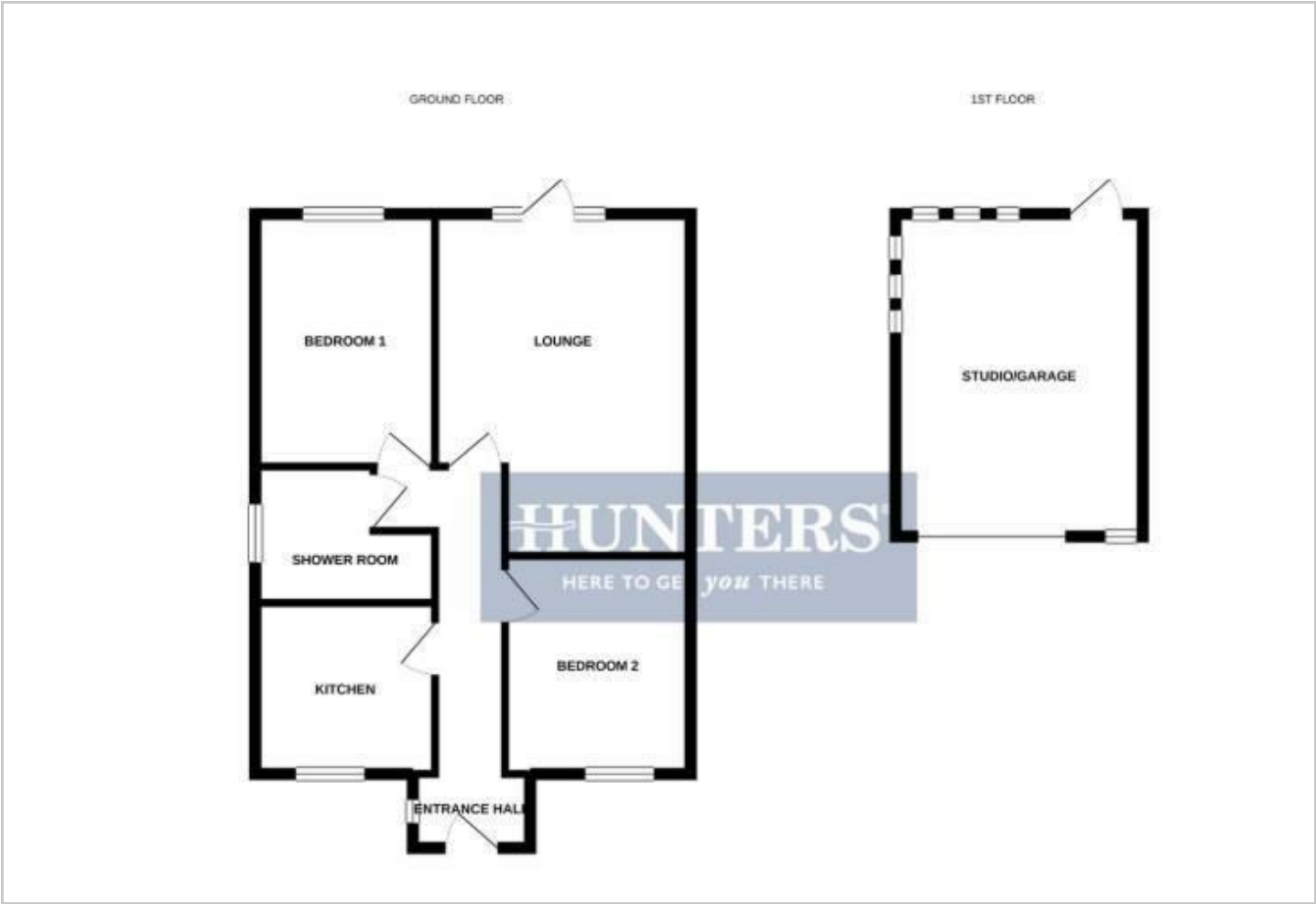
Hybrid Map



Terrain Map

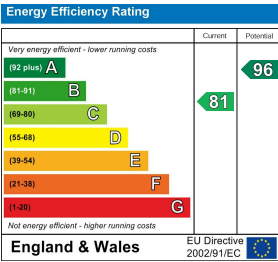


Floor Plan



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.