

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St Georges Road

Norton, Stourbridge, DY8 3DU



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£249,950



## Front of The Property

To the front of the property beyond dwarf wall there is a large chipping stone driveway providing ample off road parking, mature shrubs, outside light and gated side access leading to rear garden.

## Entrance Hall

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

## Lounge

13'9" x 11'9" (4.2 x 3.6 )

With a door leading from entrance hall, feature fire place with gas fire and marble hearth, space for seating, laminate floor, double glazed bay window to front and a central heating radiator.

## Kitchen Diner

17'8" x 9'10" (5.4 x 3 )

With doors leading from entrance hall and utility, fitted with a range of matching wall and base units with worksurfaces over, one and a half ceramic sink and drainer, tiled splashback, space for oven with stainless steel cooker hood over, space for fridge freezer, dishwasher, breakfast bar, space for dining table, pantry cupboard, laminate floor, double glazed window to side, further double glazed doors to orangery and a central heating radiator.

## Orangery

9'2" x 9'6" (2.8 x 2.9 )

With double glazed doors leading from kitchen diner, tiled floor, space for seating, glass roof and double glazed doors to rear garden.

## Utility

7'2" x 7'6" (2.2 x 2.3)

With a door leading from kitchen diner, matching wall units with worksurfaces underneath, plumbing for washing machine, space for tumble dryer and double glazed window and door to side.

## Office

7'10" x 4'7" (2.4 x 1.4)

With a double glazed door leading from garden, space for seating or home working, laminate floor, light and power and double glazed window to rear.

## Landing

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

## Bedroom One

17'4" x 9'6" (5.3 x 2.9 )

With a door leading from landing, fitted wardrobes and drawers, storage cupboard, double glazed windows to front and a central heating radiator.

## Bedroom Two

11'1" x 10'9" (3.4 x 3.3 )

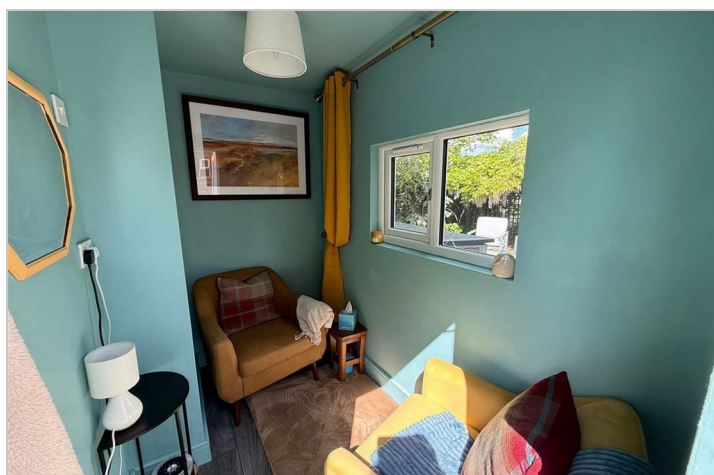
With a door leading from landing, loft access, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, bath with shower over and fitted shower screen, storage cupboard, WC, wash hand basin set into vanity unit, splashback, double glazed window to rear and a chrome central heating towel rail.

## Garden

With double glazed doors leading from orangery, utility and home office, patio seating, artificial lawn, mature shrubs and trees, Wisteria, greenhouse, outside light and gated side access leading to the front of the property.



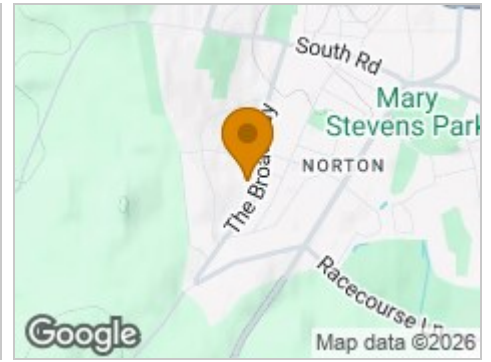
## Road Map



## Hybrid Map



## Terrain Map



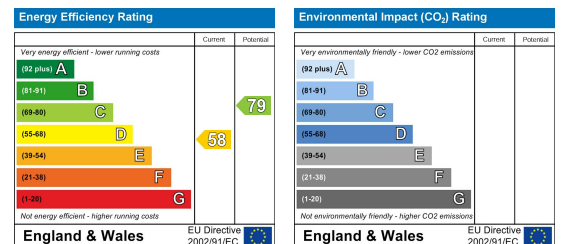
## Floor Plan



## 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.