

HUNTERS[®]

HERE TO GET *you* THERE



Central Avenue

Stourbridge, DY9 9BT



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£220,000



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' along a road, 'Wynall Ln' along another road, and 'WOLLESCOTE' at the bottom. The Google Maps logo is partially visible at the bottom left.

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 center, with an "UP" arrow pointing to the stairs.
- SHOWER ROOM:** Located to the right of the dining room.
- STAIRS:** Located to the right of the entrance hall, with an "UP" arrow.

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, with a "DOWN" arrow.
- BEDROOM:** Located below the top left bedroom.
- BEDROOM:** Located at the bottom right.
- STORAGE:** Located at the bottom right, adjacent to the bedroom.

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		

EU Directive 2002/91/EC

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		

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