

# HUNTERS<sup>®</sup>

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## Denby Way

Cradley Heath, B64 5RD



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Offers Over £399,950



## Front of The Property

To the front of the property there is a tarmacked driveway with lawn to side, shrub screening, gated side access leading to rear garden, storm porch with outside lighting and double glazed composite door to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, storage cupboard, stairs to first floor landing, doors to various rooms, large feature double glazed window to front and a central heating radiator.

## Kitchen Diner

26'10" x 10'9" max (8.2 x 3.3 max)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, integrated oven and grill, separate gas hob with stainless steel cooker hood over, one and a half stainless steel sink and drainer, fridge freezer, dishwasher, plumbing for washing machine, space for dining, recessed spotlights, double glazed bay window to side, skylight windows, further double glazed window to front, french doors to rear and a central heating radiator.

## Lounge

20'0" x 9'10" max (6.1 x 3 max)

With a door leading from entrance hall, space for seating, skylight windows, double glazed french doors to rear garden and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin, tiled splashback and a central heating radiator.

## Landing

With stairs leading from entrance hall, storage cupboard, doors to various rooms, feature double glazed window to front and a central heating radiator.

## Master Bedroom

12'9" x 10'2" max (3.9 x 3.1 max )

With doors leading from landing and en suite, built-in wardrobes, double glazed windows to side and rear and a central heating radiator.

## En Suite

With a door leading from en suite, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, double glazed window to rear and a chrome central heating towel rail.

### Bedroom Two

13'1" x 10'2" (4 x 3.1)

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

### Bedroom Three

10'2" x 9'2" (3.1 x 2.8)

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

### Bedroom Four

8'10" x 10'5" including wardrobe (2.7 x 3.2 including wardrobe)

With a door leading from landing, built-in wardrobes, panelling, 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, WC, wash hand basin set into vanity unit, part tiled walls, vanity shelf, recessed spotlights, double glazed window to rear and a central heating towel rail.

### Garage

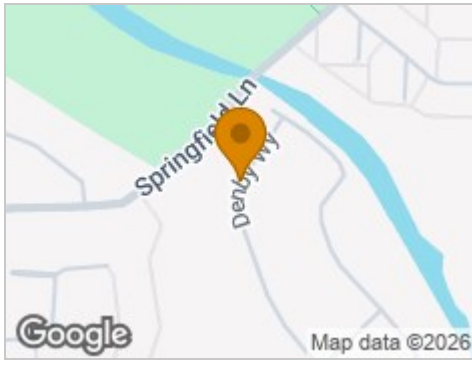
With up and over door leading from the front of the property, useful storage space, light, power and double glazed door to garden.

### Garden

With double glazed french doors leading from kitchen diner and lounge to a patio seating area, manicured shaped lawn, partly walled, garden shed, tap and gated side access leading to the front of the property.



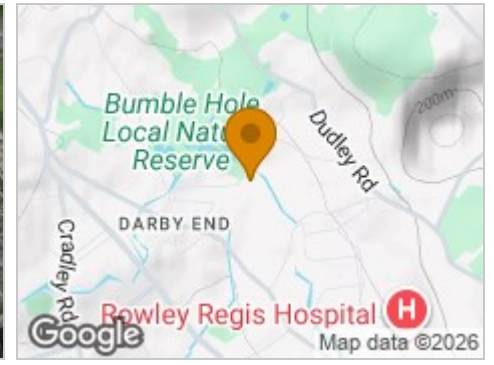
## Road Map



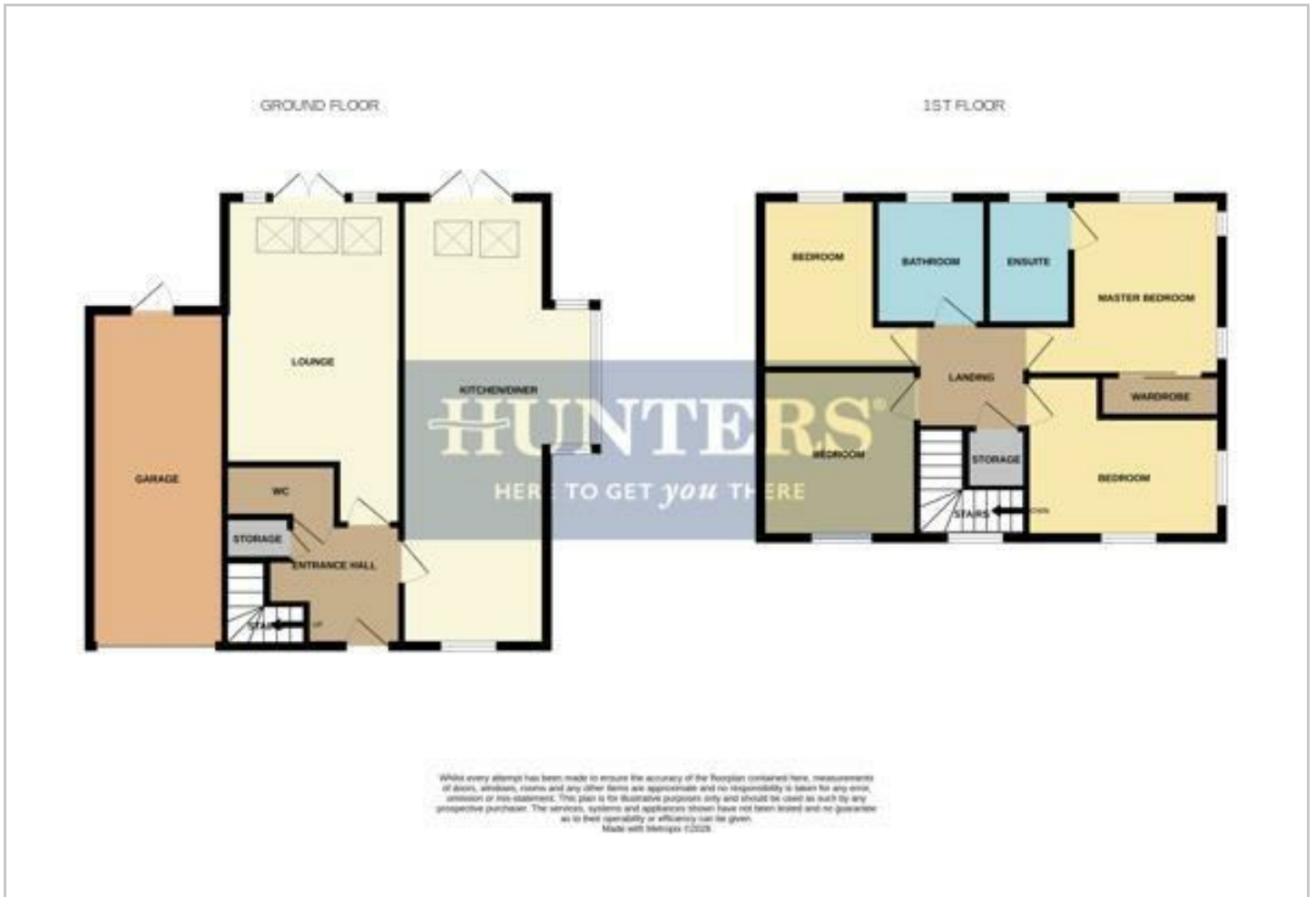
## Hybrid Map



## Terrain Map



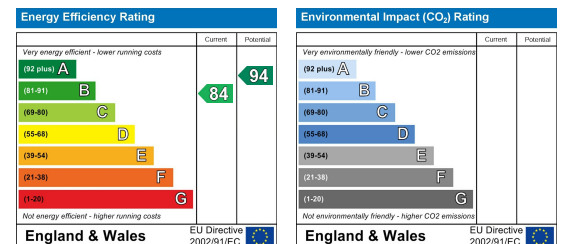
## Floor Plan



## 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.