

# HUNTERS<sup>®</sup>

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## Lawnswood Road

Stourbridge, DY8 5PH

£325,000



# 41 Lawnswood Road

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## Front of the Property

To the front of the property is a tarmac driveway with blocked paved edging, decorative chipping stone borders with mature shrub and steps to double glazed door leading to entrance hall.

## Entrance Hall

16'8" x 7'4" (5.09 x 2.26)

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

## Study/ Sitting Room

13'7" (into bay) x 10'2" (4.16 (into bay) x 3.10)

With a door from the entrance hall, fireplace with decorative surround, double glazed bay window to the front and a central heating radiator.

## Kitchen Dining Room

15'1" (max) x 18'2" (max) (4.60 (max) x 5.54 (max))

With a door from the entrance hall, tiled flooring, fitted kitchen with a range of wall and base units, work surface over, tiled splashback, American Style fridge and freezer, integrated dishwasher, plumbing for washing machine, tumble dryer, Belfast sink, freestanding range oven, door leading to cellarette, cupboard housing wall mounted boiler, double glazed window to the side and rear, double glazed bi-fold doors leading to rear garden, recessed spotlights and a vertical central heating radiator.

## Lounge

15'2" x 12'9" (4.64 x 3.89)

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

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access and a double glazed window to the front.

## Bedroom One

9'9" x 12'9" (2.99 x 3.90)

With a door from the first floor landing, door leading to en suite, door to wardrobe with recessed spotlights, double glazed window to the rear and a central heating radiator.

## En Suite

5'2" x 6'2" (1.60 x 1.90)

With a door from bedroom one, WC, wash hand basin, freestanding roll top bath, fully tiled walls, double glazed window to the rear, extractor fan and a chrome heated towel rail.

## Bedroom Two

13'10" (into bay) x 11'4" (4.23 (into bay) x 3.47)

With a door from the first floor landing, double glazed bay window to the front and a central heating radiator.

## Bedroom Three

11'0" x 7'11" (3.37 x 2.43)

With a door from the first floor landing, double glazed window to the rear, fitted wardrobes and a central heating radiator.

## Shower Room

6'3" x 8'8" (1.92 x 2.65)

With a door from the first floor landing, WC, wash hand basin, walk in shower cubical with waterfall shower and separate shower head attachment, fully tiled walls, recessed spotlights, extractor fan, double glazed window to the rear and a central heated towel rail.

## Garden

With double glazed bi-fold doors from the kitchen dining room, decking seating area, path leading to lawn beyond, mature shrub borders, garden shed and an outdoor tap.



## Road Map



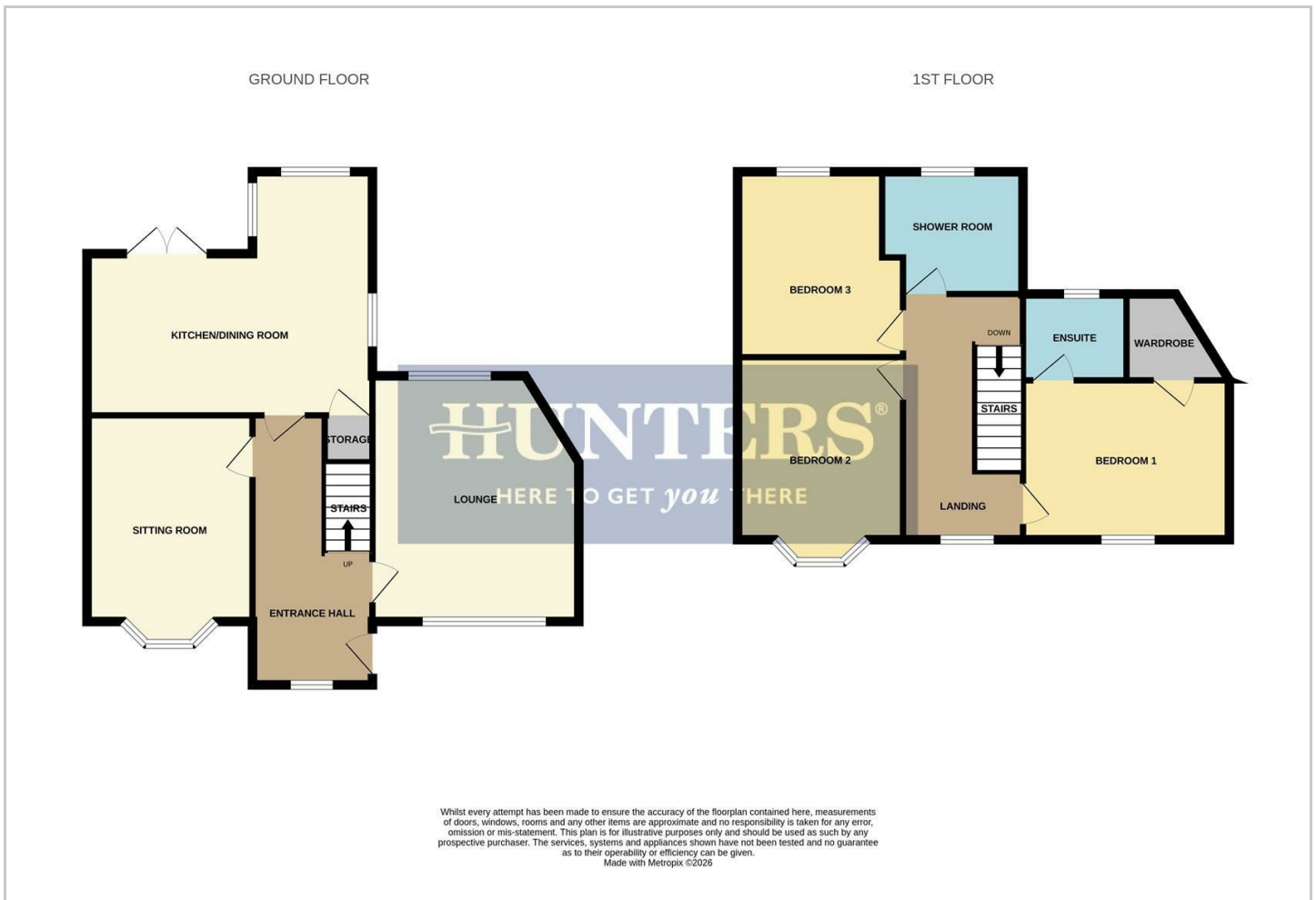
## Hybrid Map



## Terrain Map



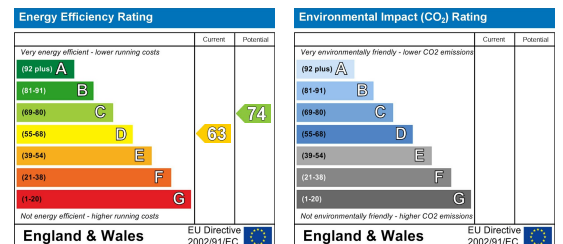
## Floor Plan



## 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.