

# HUNTERS<sup>®</sup>

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## Sunderland Drive

Amblecote, Stourbridge, DY8 4LD



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Offers Over £299,950



## Front of The Property

To the front of the property there is a large block paved driveway, gated side access leading to rear garden and outside light.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, panelling, laminate floor and doors to various rooms.

## Lounge

16'0" x 11'5" (4.9 x 3.5)

With a door leading from entrance hall, bespoke media wall with fitted cabinetry and shelves, floating flame colour-changing electric fire, comfortable space for seating, useful storage cupboard, open to snug, recessed spotlights, built-in surround-sound system in the ceiling, laminate floor, double glazed bay window to front and a central heating radiator.

## Snug

9'6" x 7'6" (2.9 x 2.3)

Open from lounge and door leading to kitchen diner, recessed spotlights, double glazed french doors leading to rear garden and a central heating radiator.

## Kitchen

15'5" x 9'6" (4.7 x 2.9)

With a door leading from snug area and open to dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, space for Rangemaster-style cooker with stainless steel cooker hood over, integrated fridge freezer, dishwasher, plumbing for washing machine, recessed spotlights and double glazed windows and door to rear garden.

## Dining Room

8'6" x 7'6" (2.6 x 2.3)

Open from kitchen, space for dining table and a central heating radiator.

## Study

7'6" x 6'2" (2.3 x 1.9)

With a door leading from entrance hall, space for home working, feature timber media wall, laminate floor, double glazed window to front and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin, tiled splashback, laminate floor, double glazed window to front and a central heating radiator.

## Landing

With stairs leading from entrance hall, panelling, loft access leading to a partly boarded loft with ladders and doors to various rooms and storage cupboard.

## Bedroom One

12'9" x 9'2" plus built-in storage (3.9 x 2.8 plus built-in storage)

With a door leading from landing, built-in storage cupboards, panelling, wall lights, laminate floor, double glazed window to front and a central heating radiator.

## Bedroom Two

9'6" x 8'6" (2.9 x 2.6)

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

## Bedroom Three

9'6" x 6'2" (2.9 x 1.9)

With a door leading from landing, fitted clothes rails, bespoke storage, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, P-shaped bath with shower over, fitted shower screen, WC, wash hand basin, tiled walls and floor, recessed spotlights, double glazed window to side and a central heating radiator.

## Garden

With double glazed doors leading from snug and kitchen to a patio seating area, well maintained lawn, decorative slate, decked seating area, garden shed, outside light and gated side access leading to the front of the property.



## Road Map



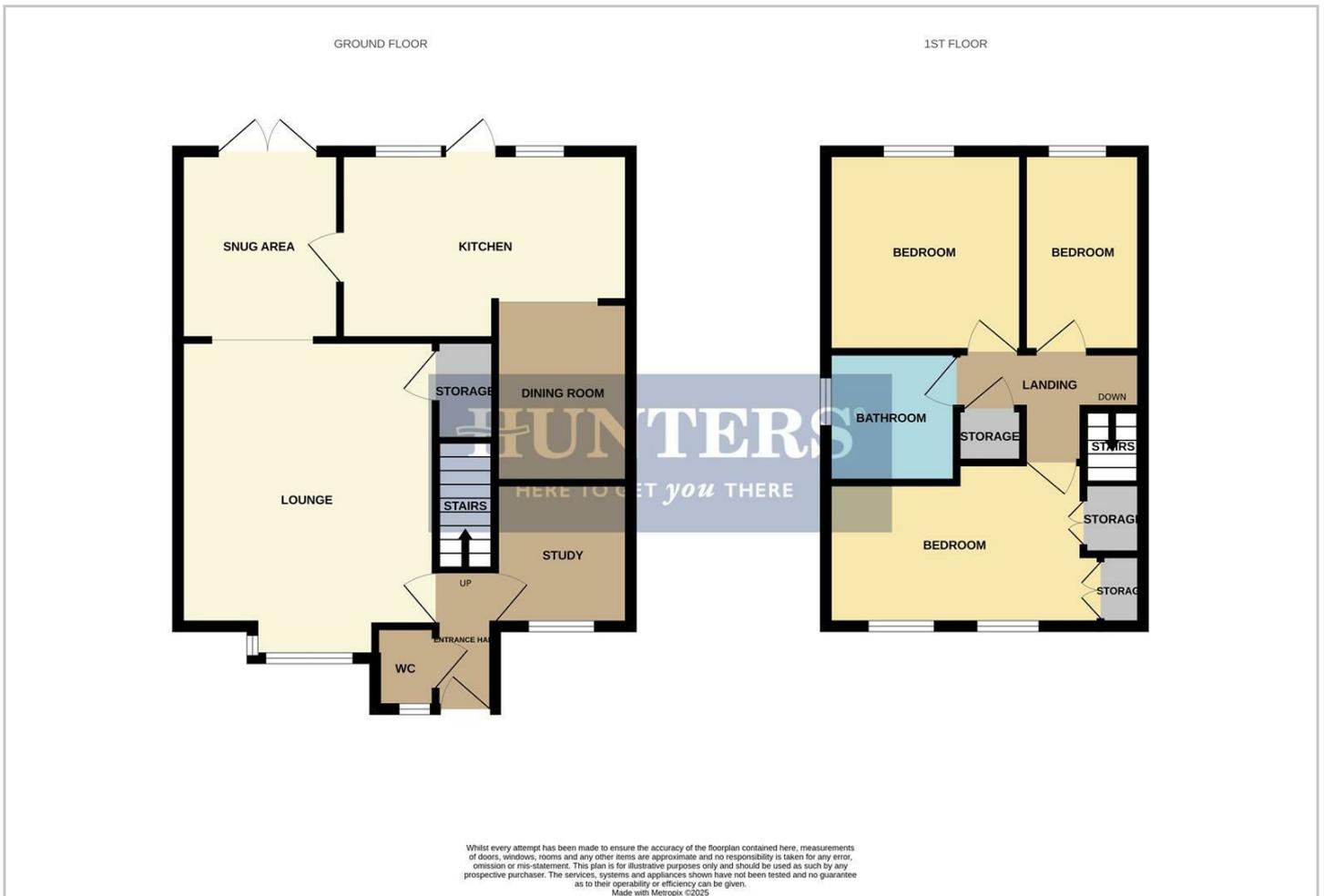
## Hybrid Map



## Terrain Map



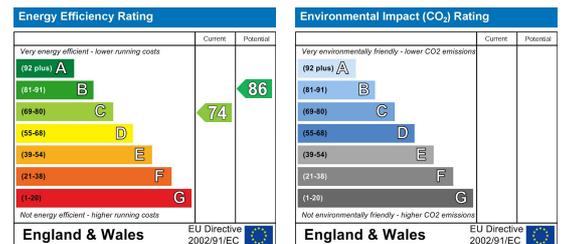
## Floor Plan



## 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.