

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Oak Park Road  
Stourbridge, DY8 5YG



Council Tax: C



# Oak Park Road

Stourbridge, DY8 5YG

£300,000



## Front of the Property

To the front of the property is a tarmac driveway with paved border, open to the porch with a door leading to the entrance hall.

## Entrance Hall

With a stained glass door leading from the open porch, tiled flooring, stairs to the first floor, doors to various rooms and a central heating radiator.

## WC

With a door leading from the entrance hall, WC, wash hand basin and a window to the side.

## Lounge Dining Room

23'3" + bay window x 11'5" (7.1 + bay window x 3.5)

With a door leading from the entrance hall, double glazed bay window to the front, open to the kitchen, double glazed patio doors leading to the rear garden, log burning stove and two central heating radiators.

## Kitchen Breakfast Room

16'4" x 12'1" (5 x 3.7)

With a door leading from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, gas hob with stainless steel cooker hood above, double electric oven, plumbing for a washing machine, double glazed window to the rear, double glazed door leading to the rear garden, tiled flooring, two skylight windows, central heating radiator and opening to a useful storage area with boiler and useful plumbing.

## Study/Bedroom 4

9'10" x 6'2" (3 x 1.9)

With a door leading from the entrance hall and a double glazed window to the front.

## Landing

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

## Bedroom One

11'5" x 11'5" (3.5 x 3.5)

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

## Bedroom Two

11'5" + bay window x 11'5" (3.5 + bay window x 3.5)

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

### Bedroom Three

7'10" x 6'6" (2.4 x 2)

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

### Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with waterfall shower and separate shower attachment, WC, wash hand basin, double glazed window to the rear, tiled walls and a central heating radiator.

### Garden

With access via doors leading from the lounge and kitchen to a patio area with steps leading to an artificial lawn with chipping stoned border and access to a summerhouse.



## Road Map



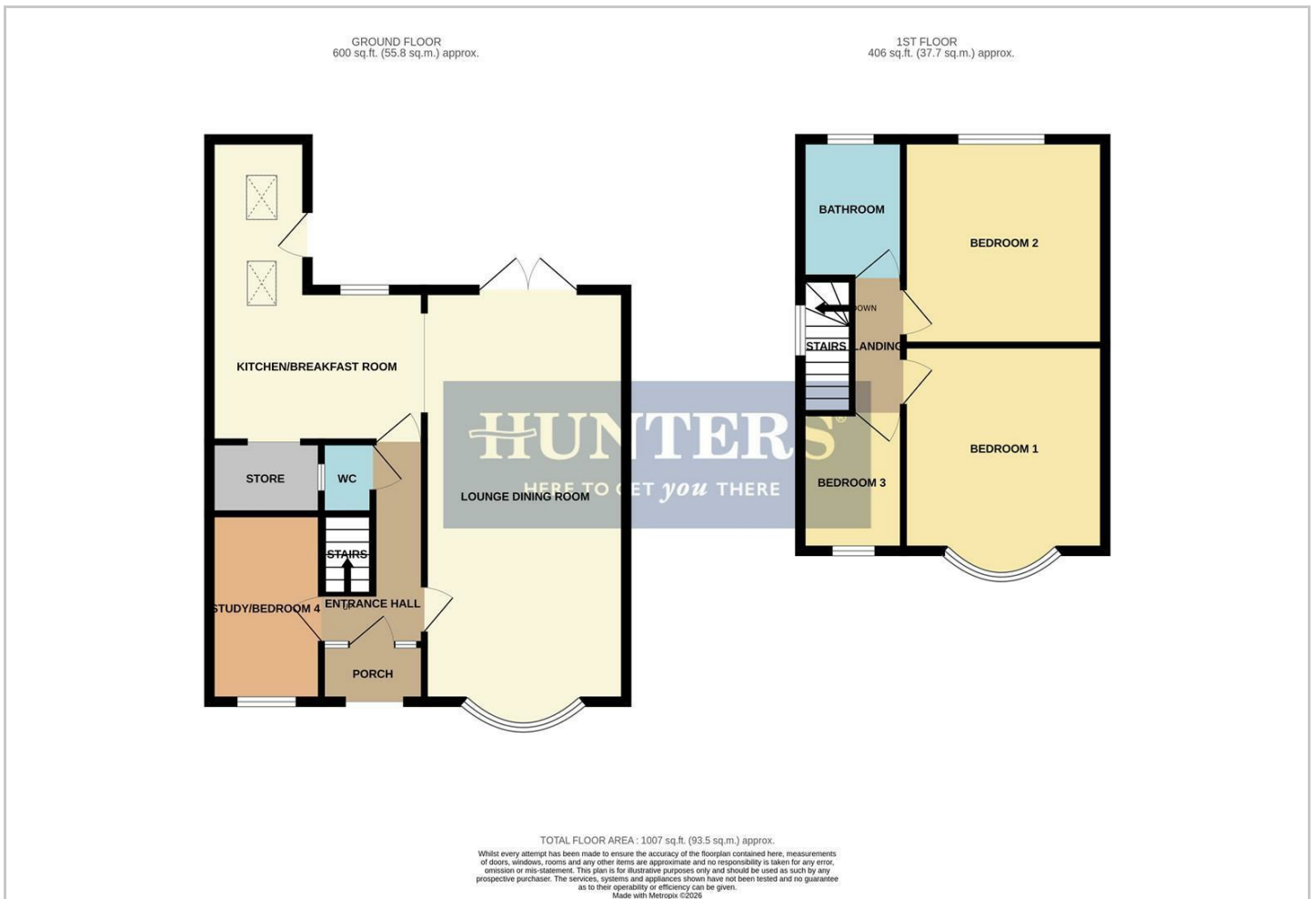
## Hybrid Map



## Terrain Map

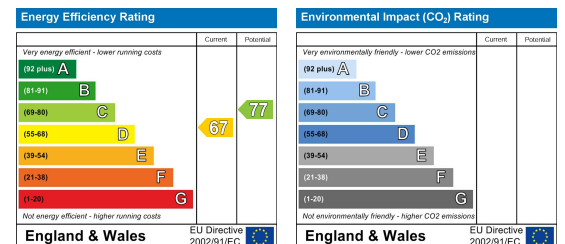


## Floor Plan



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.