

# HUNTERS®

HERE TO GET *you* THERE



## Highcroft Avenue

Wordsley, DY8 5LX



Council Tax: E





# Highcroft Avenue

Wordsley, DY8 5LX

£450,000



## Front Of The Property

To the front of the property is a tarmac driveway with chipping stoned border, double glazed leading to porch, up and over door to the garage and gated side access.

## Porch

With double glazed patio doors to front and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the porch, solid wood floor, stairs to the first floor landing, doors to rooms and a central heating radiator.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin and solid wood flooring.

## Lounge

12'1" x 11'9" (3.7 x 3.6)

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

## Dining Room

14'1" x 11'9" (4.3 x 3.6)

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

## Kitchen

9'10" x 9'10" (3 x 3)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, double electric oven, electric induction hob with stainless steel cooker hood, double glazed window to rear, integrated fridge and dishwasher, storage cupboard and a door to utility room.

## Utility Room

7'10" x 6'2" (2.4 x 1.9)

With a door from the kitchen, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink, plumbing for washing machine, space for freezer, two double glazed windows to side and a double glazed door to rear garden.

## Garage

15'8" x 7'10" (4.8 x 2.4)

With an up and over door to front, window to side, power, light and door to utility.

## Landing

With stairs from the entrance hall, doors to rooms and loft access.

## Bedroom One

13'1" x 11'9" (4 x 3.6)

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

## Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

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

## Bedroom Three

9'10" x 9'10" (3 x 3)

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

## Bedroom Four

19'0" x 7'10" (5.8 x 2.4)

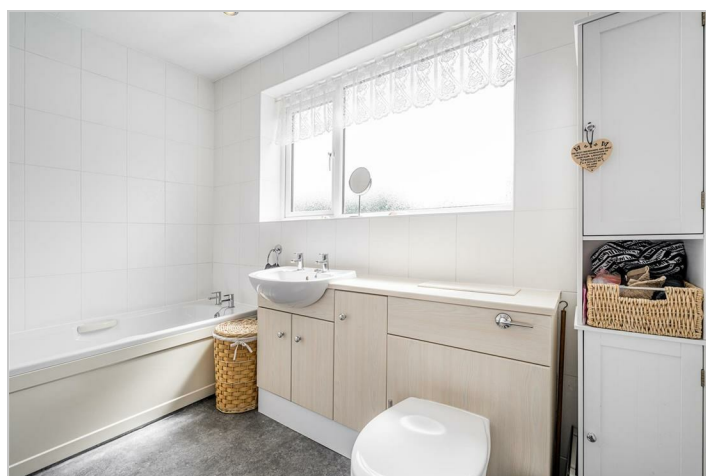
With a door from the landing, double glazed windows to front and rear, and two central heating radiators.

## Bathroom

With a door from the landing, bath, shower, WC, wash hand basin, double glazed window to rear, recessed spotlights, storage cupboard and a heated towel rail.

## Garden

With access from the sitting/dining room and utility room, this private rear garden has a patio area with lawn beyond, mature shrubs, trees and gated side access.





Road Map



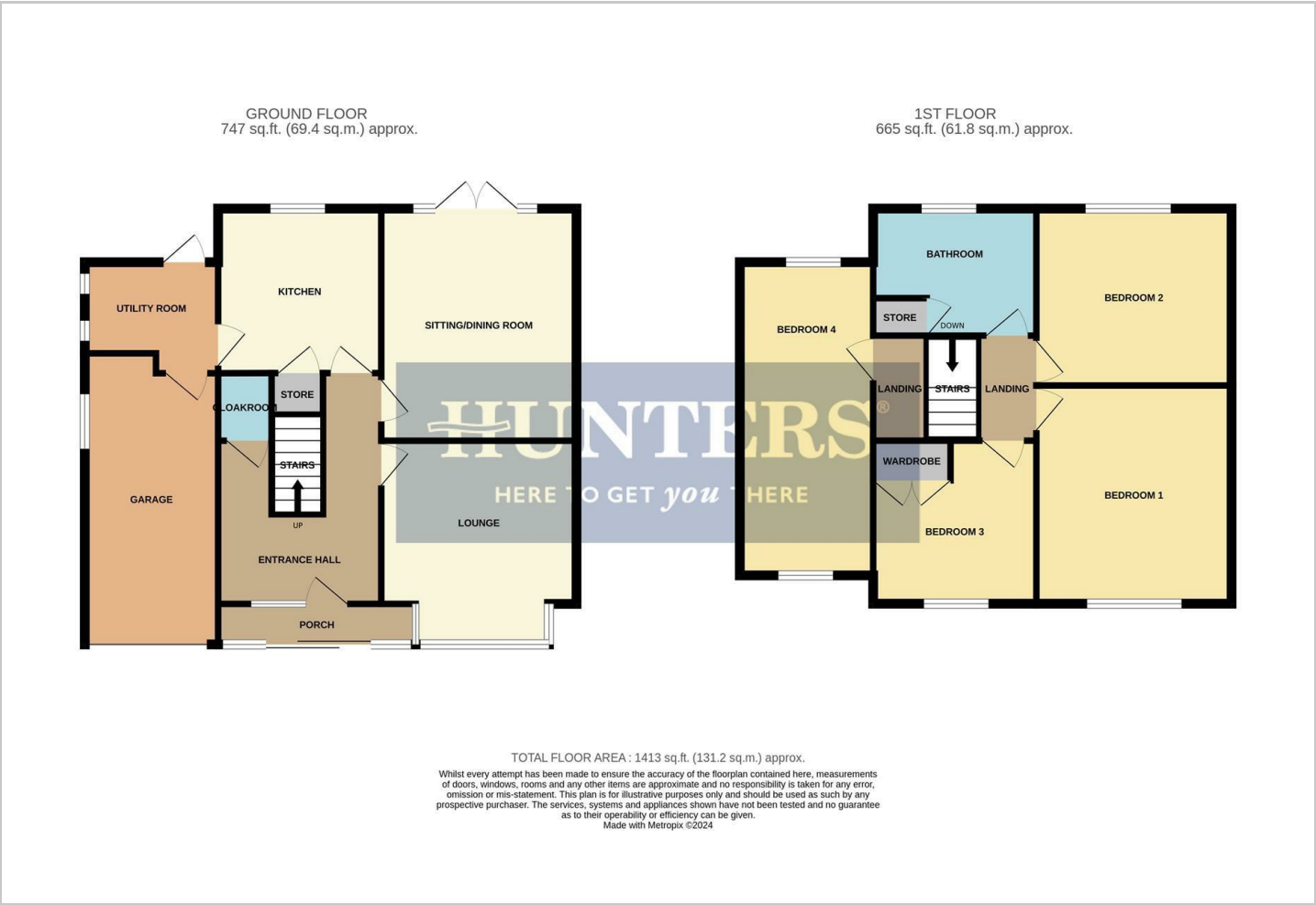
Hybrid Map



Terrain Map

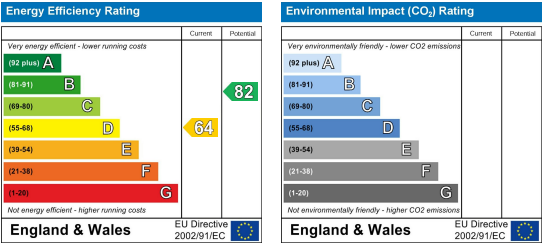


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.