

# HUNTERS®

HERE TO GET *you* THERE

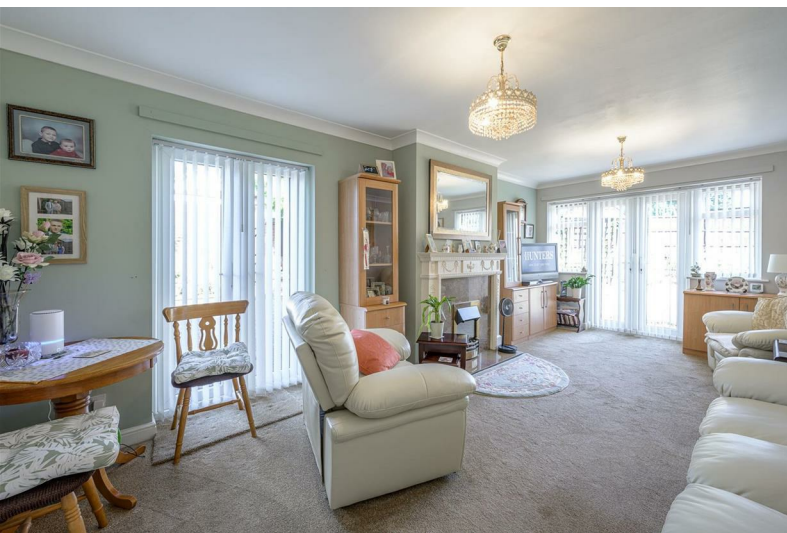


## Lawnswood Road

Wordsley, DY8 5NT



Council Tax: D



# Lawnswood Road

Wordsley, DY8 5NT

£385,000



## Front of the Property

To the front of the property, there is gated access to both sides, a path leading to the front door, front lawn and shrubs.

## Porch

6'6" x 2'3" (2.0 x 0.7)

With a double glazed sliding door to the front and a double glazed door to the hallway.

## Hallway

With a double glazed door from the front, door to various rooms, loft access with a ladder, two storage cupboards and a central heating radiator.

## WC

5'2" x 3'3" (1.60 x 1.00)

With a door from the hallway, WC, a wash hand basin, window to the front and a central heating radiator.

## Kitchen

10'9" x 7'10" (3.30 x 2.40 )

With a door from the hallway this modern re fitted kitchen has a range of wall and base units, work surface with tiled splashback, electric hob with stainless steel cooker hood, electric oven, sink and drainer, integrated fridge, plumbing for washing machine, double glazed window to the front and the side, double glazed door to the side, tiled floor and a central heating radiator.

## Lounge

20'0" x 10'9" (6.10 x 3.30 )

With a door from the hallway this spacious lounge has an electric fireplace with a decorative surround, two double glazed sliding doors to the rear and side and two central heating radiators.

## Bedroom One

12'5" x 9'6" (3.80 x 2.90)

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

## Bedroom Two

11'9" x 8'6" (3.60 x 2.60)

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

### Bedroom Three

8'6" x 8'2" (2.60 x 2.50)

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

### Shower Room

6'10" x 5'2" (2.10 x 1.60)

With a door from the hallway this modern re fitted shower room has a walk in shower with waterfall shower head with a separate shower attachment, WC, wash hand basin, double glazed window to the side, recessed spotlights, tiled walls and a central heating radiator

### Garage

16'8" x 8'2" (5.10 x 2.50)

With an electric roller door leading from the driveway, double glazed door to the side leading to the garden, power and lighting.

### Garden

With access from the lounge and kitchen leading to this private rear garden which has a patio area to the side, lawn which is bordered with mature shrubs and plants, double glazed door to the garage, gated access to both sides leading to the front of the property and a further gate leading to the driveway which also has gates providing secure parking.



Road Map



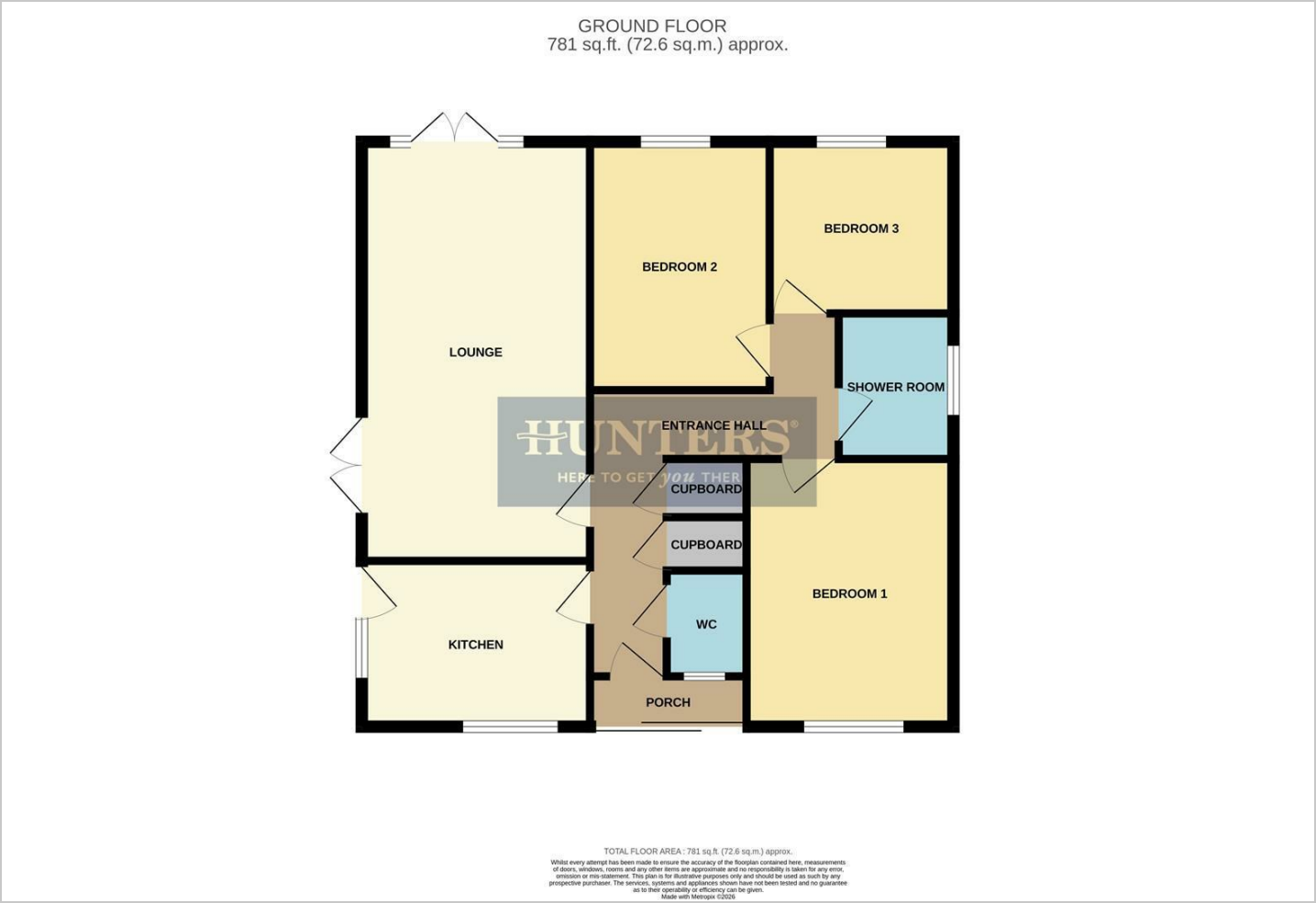
Hybrid Map



Terrain Map

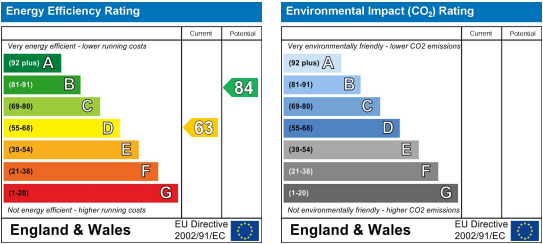


Floor Plan



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.