

# HUNTERS®

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## Melvyn Close

Wollaston, Stourbridge, DY8 3AL

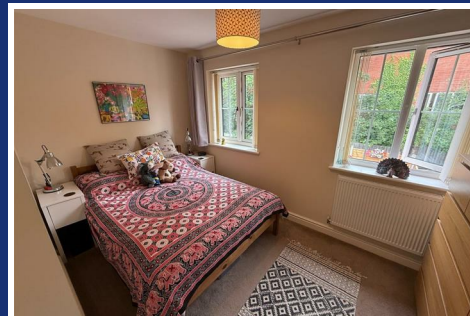




# Melvyn Close

Wollaston, Stourbridge, DY8 3AL

Offers In The Region Of £220,000



## Front of The Property

To the front of the property located in this quiet cul de sac off Mamble Road is a block paved driveway providing allocated space for two cars, decorative chipping stones, gated side access leading to rear garden, storm porch, outside light and double glazed composite door to entrance hall.

## Entrance Hall

With double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, wooden floor and a central heating radiator.

## Cloakroom

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

## Kitchen

10'2" x 5'6" (3.1 x 1.7 )

With a door leading from entrance hall, fitted with a range of matching wall and base units with worksurfaces over, stainless steel sink and drainer, tiled splashback, integrated oven, gas hob, stainless steel cooker hood over, wall mounted housed central heating boiler, space for fridge freezer, plumbing for washing machine, recessed spotlights, double glazed window to front and a central heating radiator.

## Lounge Diner

14'9" x 12'5" max (4.5 x 3.8 max)

With a door leading from entrance hall, space for seating and dining, storage cupboard, double glazed window and french doors to rear and a central heating radiator.

## Landing

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

### Bedroom One

9'6" x 12'5" (2.9 x 3.8 )

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

### Bedroom Two

12'5" x 7'10" max (3.8 x 2.4 max)

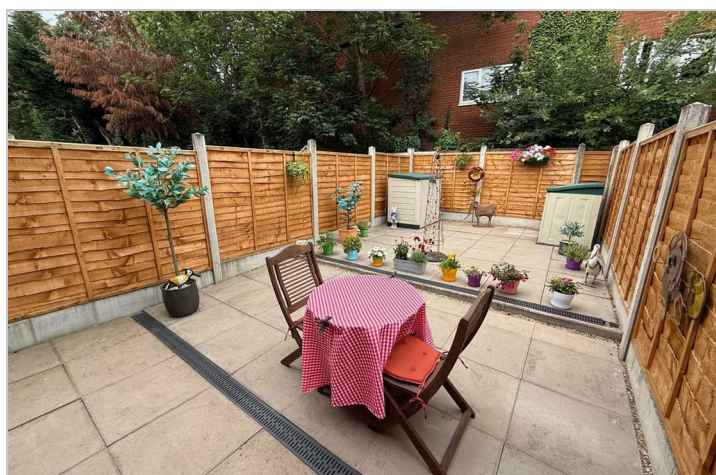
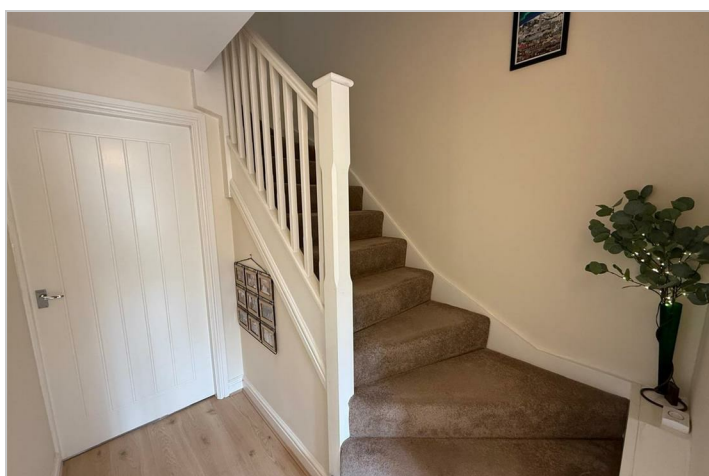
With a door leading from landing, double glazed windows to rear and a central heating radiator.

### Bathroom

With a door leading from landing, bath with shower over and fitted shower screen, WC, wash hand basin with vanity unit, part tiled walls, extractor and a central heating radiator.

### Garden

With double glazed french doors leading from lounge diner, patio seating areas, gated side access leading to front and outside light.



Road Map



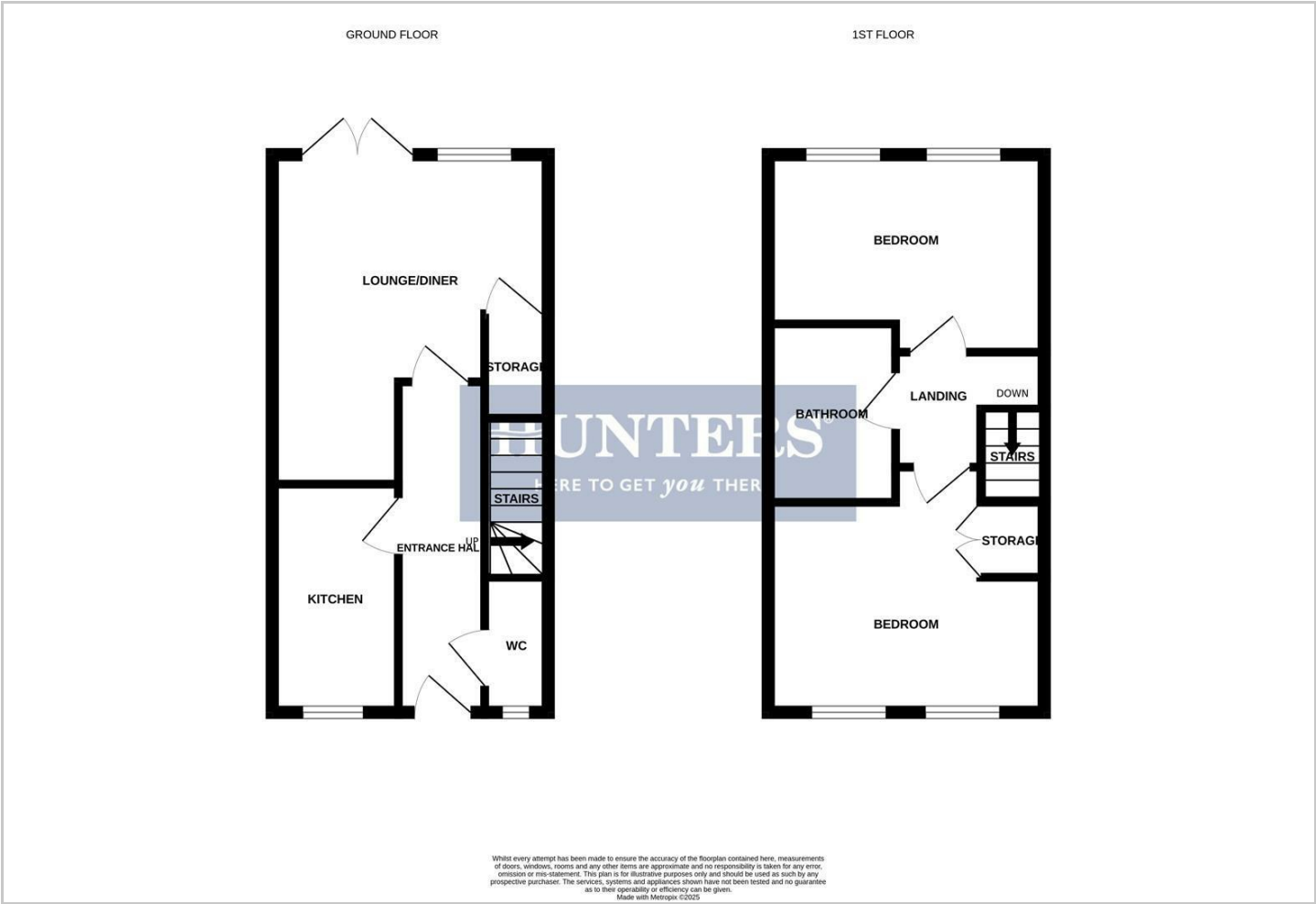
Hybrid Map



Terrain Map



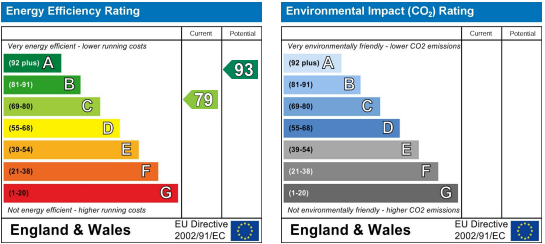
Floor Plan



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.