

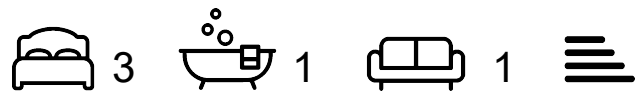
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Park Road West

Wollaston, Stourbridge, DY8 3NQ



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Offers In The Region Of £340,000



## Front of The Property

To the front of the property there is a block paved driveway, outside light, tap, gated side access leading to rear garden and double glazed composite door leading to entrance hall.

## Entrance Hall

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

## Lounge

12'9" x 11'1" max (3.9 x 3.4 max)

With a door leading from entrance hall and open to sitting room, space for seating, cornice, picture rail and ceiling rose, wooden floor, double glazed bay window to front and a central heating radiator.

## Sitting Room

11'1" x 9'10" max (3.4 x 3 max)

Open from lounge, space for seating or dining, log burning stove with slate hearth, decorative mantle and exposed brick surround, cornice, picture rail and ceiling rose, wooden floor, double glazed french doors to orangery and a central heating radiator.

## Kitchen

13'5" x 6'6" (4.1 x 2 )

With a door leading from entrance hall, fitted with a range of matching wall and base units with wooden worksurfaces over, belfast sink with tiled splashback, integrated fridge freezer, oven with gas hob and stainless steel cooker hood over, dishwasher, plumbing for washing machine, recessed spotlights, wooden floor, double glazed window to rear, further double glazed door to orangery and a central heating radiator.

## Orangery

14'1" x 8'2" max (4.3 x 2.5 max)

With double glazed doors leading from kitchen and sitting room, space for dining, feature exposed brickwork, tiled floor and double glazed windows and french doors to rear garden.

## Landing

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

### Bedroom One

13'1" x 10'5" max (4 x 3.2 max )

With a door leading from landing, feature exposed chimney breast, double glazed bay window to front and a central heating radiator.

### Bedroom Two

10'5" x 10'5" (3.2 x 3.2)

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

### Bedroom Three

6'10" x 5'10" (2.1 x 1.8)

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

### Shower Room

With a door leading from landing, double walk-in shower, waterfall shower head and separate shower attachment, WC, wash hand basin, part tiled walls, recessed spotlights, extractor, double glazed window to rear and a chrome central heating towel rail.

### Garden

With double glazed french doors leading from orangery to a gravel and patio seating area, sleepers, well maintained lawn, gravel borders with planted shrubs, access to bespoke garden with room with canopy and recessed spotlights and gated side access leading to the front of the property.



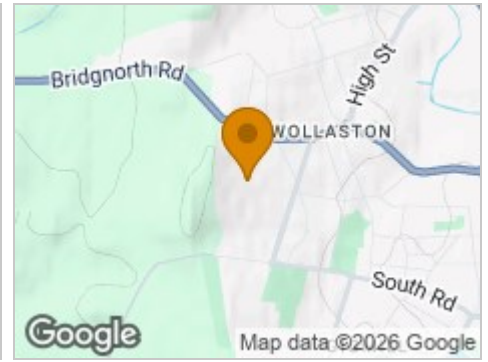
## Road Map



## 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.