

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Windsor Grove

Wordsley, DY8 5AQ



Council Tax: B



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£290,000



## Front of the Property

To the front of the property is a chipping stoned driveway with double doors to the garage and a double glazed door to the porch.

## Porch

With a double glazed door leading from the front of the property, door to the hall, laminate flooring and double glazed windows to the side.

## Entrance Hall

With a door leading from the porch, stairs to the first floor, useful storage cupboard with window to the side, doors to rooms and a central heating radiator.

## Lounge

11'5" x 10'9" + bay (3.5 x 3.3 + bay)

With a door leading from the entrance hall, double glazed bay window to the front, double doors to the kitchen dining room and a central heating radiator.

## Kitchen Dining Room

17'0" x 13'9" (5.2 x 4.2)

With a door leading from the entrance hall, this open plan modern fitted kitchen is fitted with a range of wall and base units, work surfaces with matching upstands, integrated fridge, freezer, electric oven and hob with stainless steel cooker hood above, integrated dishwasher plumbing for a washing machine, one and a half bowl stainless steel sink and drainer, column style radiator, laminate flooring, double glazed window to the rear, double glazed door leading to the garden, double glazed sliding door to the conservatory and recessed spotlights.

## Conservatory

8'6" x 5'10" (2.6 x 1.8)

With a double glazed sliding door from the kitchen and further double glazed door to the garden, laminate flooring and double glazed windows to the side and rear.

## Landing

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

## Bedroom One

10'9" x 10'9"+bay (3.3 x 3.3+bay)

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

### Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

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

### Bedroom Three

7'2" x 6'2" (2.2 x 1.9)

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

### Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with shower attachment, WC, wash hand basin, part tiled walls, chrome heated towel rail, part tiled walls, recessed spotlights and an extractor fan.

### Garage

21'3" x 7'6" (6.5 x 2.3)

With double doors leading from the driveway, double glazed window and door to the garden, newly fitted boiler, fitted cupboards, power and lighting.

### Garden

With access from the kitchen and conservatory, this private rear garden which backs onto the canal has a lawn with mature shrub borders, decking and two sheds.



## Road Map



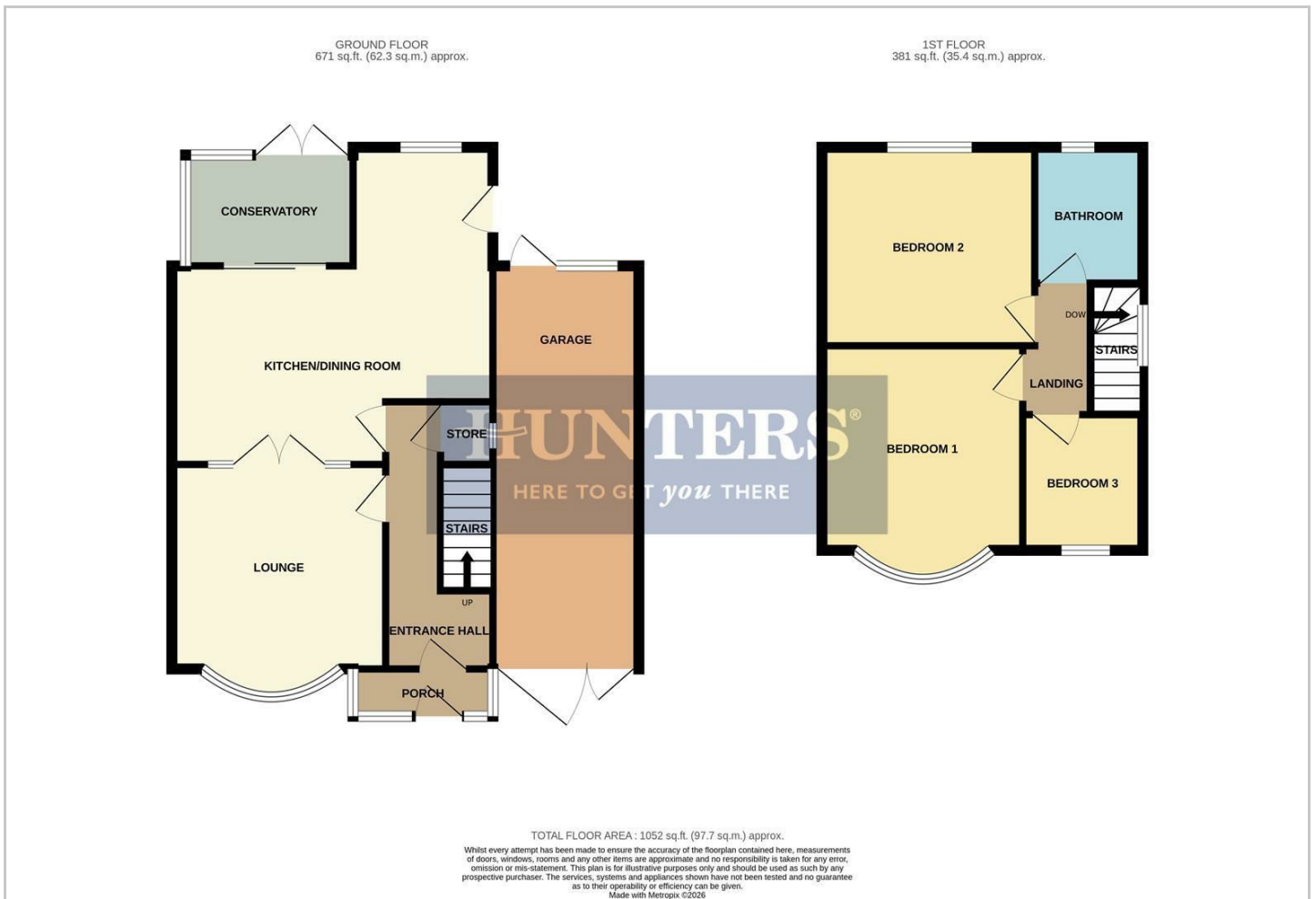
## Hybrid Map



## Terrain Map

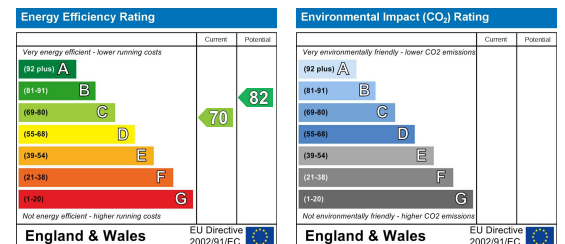


## Floor Plan



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.