

HUNTERS[®]

HERE TO GET *you* THERE



Ashdown Drive

Wordsley, DY8 5QY



Council Tax: D



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£345,000



Front of the Property

Located on a commanding corner position, to the front of the property is a tarmac driveway with paved border, lawn to side with shrub borders, double glazed composite door to the entrance hall, up and over door to the garage and gated side access.

Entrance Hall

With a door leading from the front of the property, stairs to the first floor with oak staircase, doors to the lounge and kitchen and a central heating radiator.

Lounge

14'5" x 12'9" (4.4 x 3.9)

With a door leading from the entrance hall, double glazed window to the front, gas fire, opening to the dining room and a central heating radiator.

Dining Room

7'6" x 7'6" (2.3 x 2.3)

Opening from the lounge, double glazed doors to the rear garden and a central heating radiator.

Kitchen

10'5" x 7'6" (3.2 x 2.3)

With a door leading from the entrance hall this modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, breakfast bar, double electric oven and electric hob with extractor over, tiled flooring, useful storage cupboard, door to the utility room, double glazed window to the rear and a central heating radiator.

Utility Room

With a door leading from the kitchen, tiled flooring, stainless steel sink, doors to rooms and a cupboard with plumbing for a washing machine.

WC

With a door leading from the utility room, WC, wash hand basin, tiled flooring and an extractor fan.

Garden Room

8'10" x 8'6" (2.7 x 2.6)

With a door leading from the utility room this glass roof garden room has patio doors to the garden, tiled flooring, double glazed windows and a central heating radiator.

Landing

With stairs leading from the entrance hall, loft access, airing cupboard with boiler, double glazed window to the side and doors to rooms.

Bedroom One

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

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

Bedroom Two

10'5" x 9'2" (3.2 x 2.8)

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

Bedroom Three

9'10" x 8'2" (3 x 2.5)

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

Shower Room

With a door leading from the landing this gorgeous fitted shower room has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled walls and flooring, recessed spotlights and two double glazed windows to the rear.

Garden

With access via the dining room and garden room, this lovely well maintained rear garden has a patio area with lawn beyond which is bordered with mature shrubs, garden pond and gated side access.

Garage

15'5" x 8'2" (4.7 x 2.5)

With an up and over door leading from the front of the property, door to the utility room, power, lighting and a double glazed window to the side.



Road Map



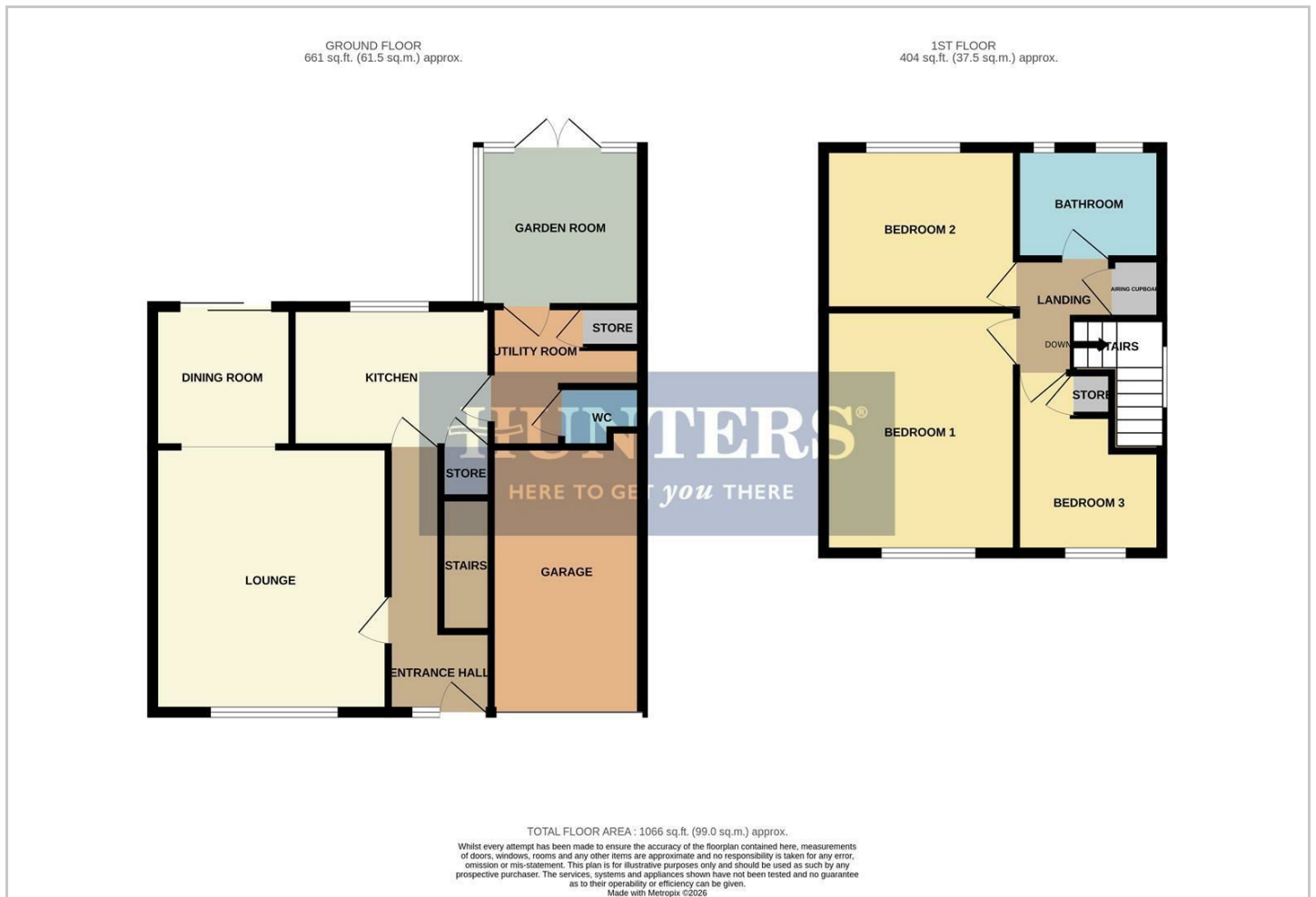
Hybrid Map



Terrain Map

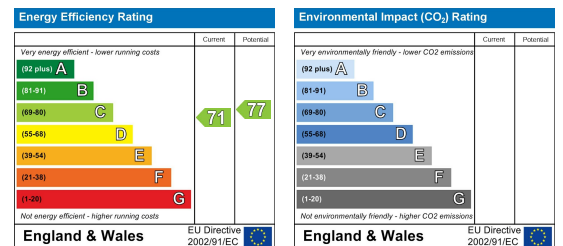


Floor Plan



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.