

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Smalman Close

Wordsley, DY8 5TF



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## Entrance Hall

With access from the communal hallway, there is a telecom entry system, doors to various rooms, loft access, three double glazed windows to side and storage cupboard with boiler.

## Bedroom One

10'2" x 8'6" (3.1 x 2.6)

With a door leading from the entrance hall, double glazed window to side, door to en suite and a central heating radiator.

## En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, part tiled walls, extractor fan and a central heating radiator.

## Bathroom

With a door leading from the entrance hall, bath, WC, wash hand basin, tiled floor, part tiled walls, extractor fan and a central heating radiator.

## Bedroom Two

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

With a door leading from the entrance hall, two double glazed windows to side and a central heating radiator.

## Lounge

12'9" x 12'1" (3.9 x 3.7)

With a door leading from the entrance hall, open to kitchen, double glazed window to side and a central heating radiator.

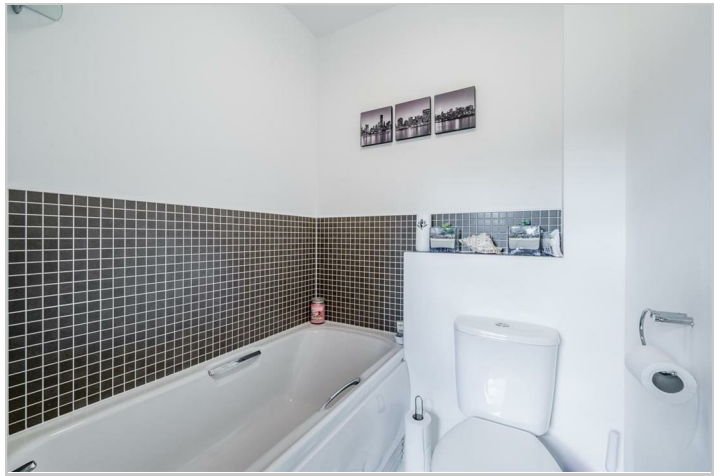
## Kitchen

10'5" x 5'2" (3.2 x 1.6)

Open from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, gas hob with stainless steel cooker hood, electric hob, space for fridge freezer, integrated washer dryer, double glazed window to side and tiled floor.

## Parking

This property has one allocated parking space with further visitor spaces.



## Road Map



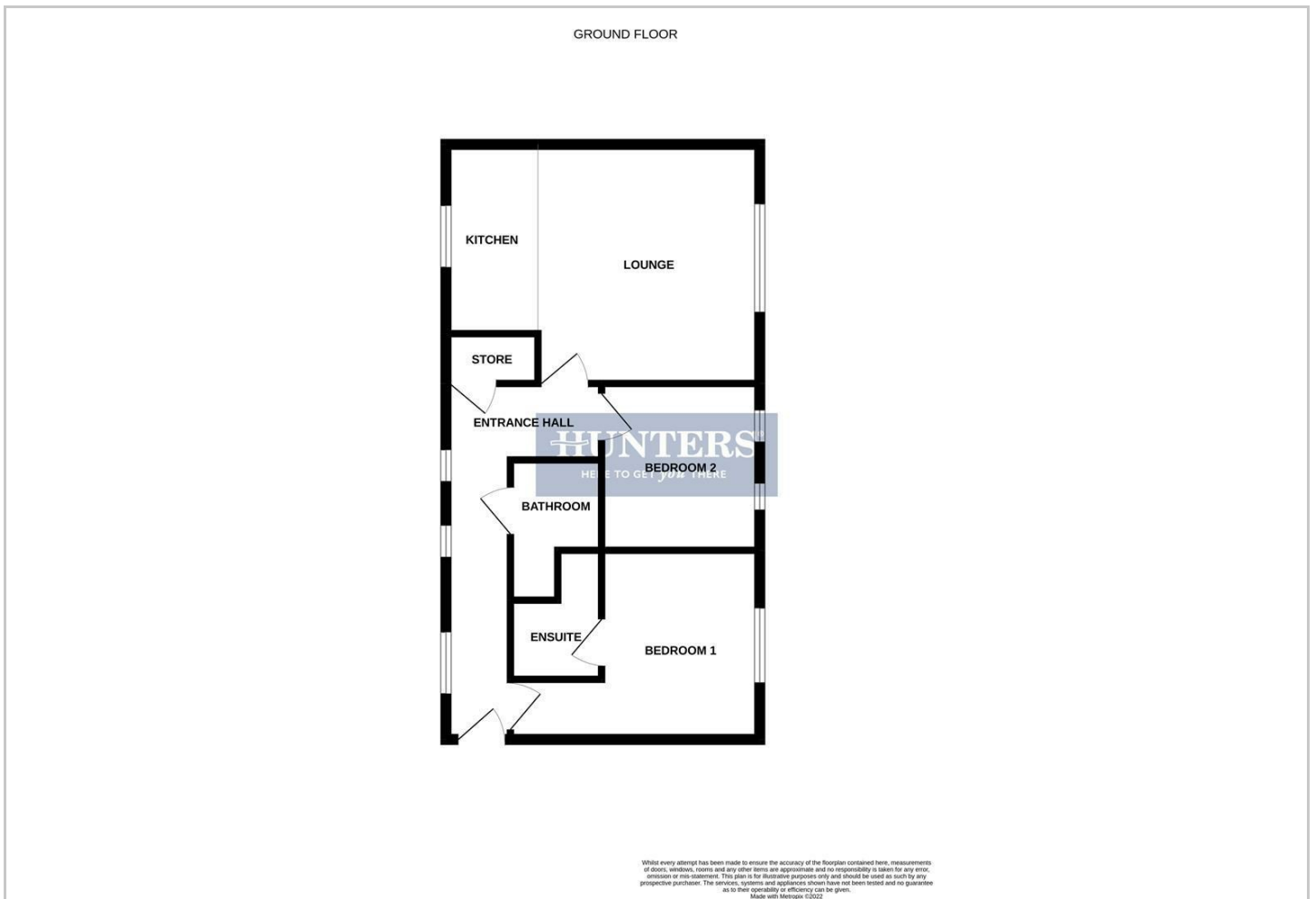
## Hybrid Map



## Terrain Map

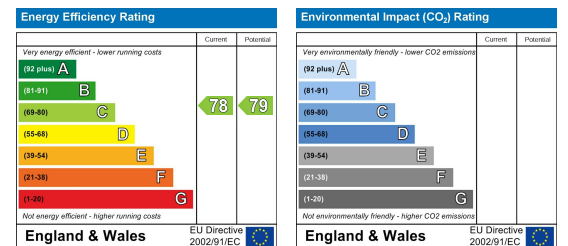


## Floor Plan



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.