

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

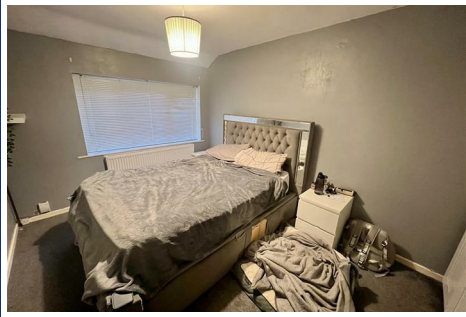
£167,500



# 18 Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

£167,500



## Front of the Property

With a lawn to front and a path leading to a double glazed door to front.

## Porch

With a double glazed door and window to front and door leading to the entrance hall.

## Entrance Hall

With a door leading from the porch, door leading to the kitchen and lounge, stairs leading to the first floor landing and a central heating radiator.

## Kitchen

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

With a door leading from the entrance hall, range of fitted wall and base units worksurfaces over with matching upstands, tiled splash back, integrated oven, gas hob, stainless steel cooker hood above, stainless steel sink and drainer, space for tall fridge freezer, plumbing for washing machine and double glazed window to front.

## Lounge

14'8" x 15'2" (4.49 x 4.63)

With a door leading from the entrance hall, double glazed window to rear, storage cupboard, gas fire with decorative surround, door to rear hall and a central heating radiator.

## Rear Hall

With a door leading from the lounge and a door leading to the rear garden.

## Landing

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

## Bedroom One

13'6" x 9'0" (4.12 x 2.75)

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

## Bedroom Two

10'9" x 8'11" (3.3 x 2.74)

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

## Bedroom Three

9'1" x 5'10" (2.78 x 1.8)

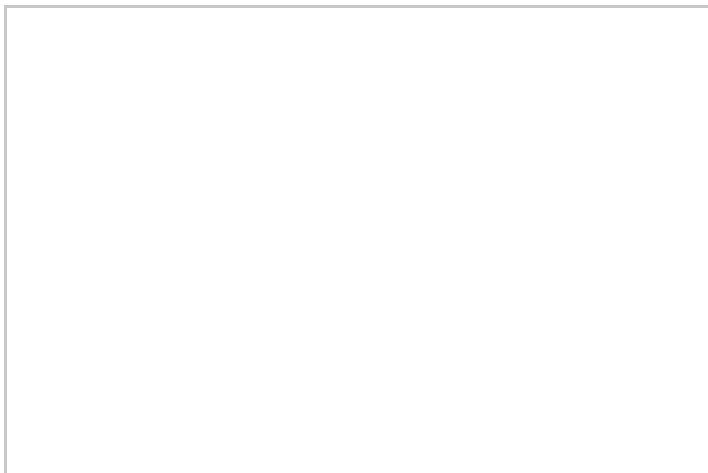
With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from the landing, WC, wash hand basin, bath with shower over, part tiled walls, double glazed window to rear, central heating radiator and extractor fan.

## Garden

With a door leading from the rear hall, decked seating area and lawn beyond.



## Road Map



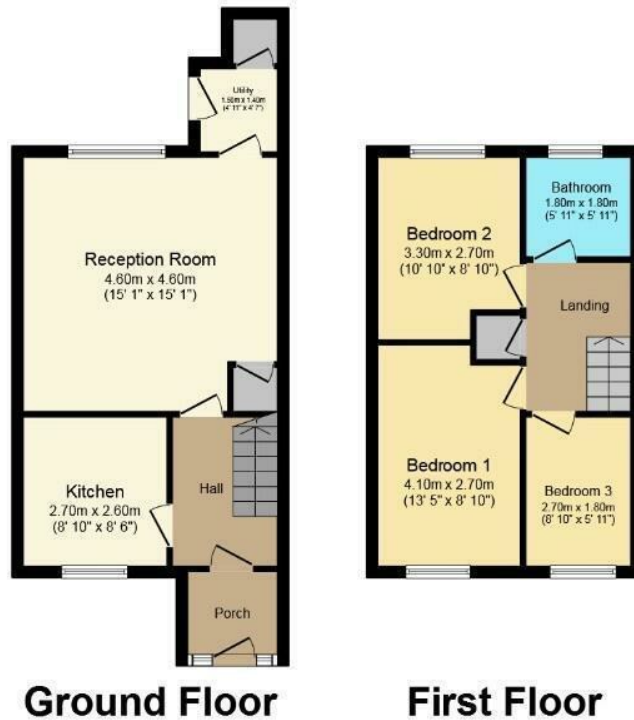
## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor** Floor area 39.6 sq.m. (426 sq.ft.) approx  
**First Floor** Floor area 34.0 sq.m. (366 sq.ft.) approx

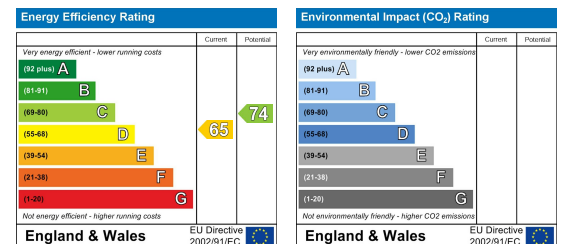
**Total floor area 73.6 sq.m. (793 sq.ft.) approx**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## 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.