

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## New Street

Wordsley, Stourbridge, DY8 5RX

£220,000



Council Tax: A



# 33 New Street

Wordsley, Stourbridge, DY8 5RX

£220,000



## Front of the Property

To the front of the property is a brick dwarf wall, double glazed door to the front and side access.

## Lounge

10'7" x 12'8" (3.25 x 3.87)

With a double glazed door and window to the front, log burning stove with decorative beam above, stairs down to the cellar, door leading to the kitchen breakfast room and a central heating radiator.

## Kitchen Breakfast Room

12'0" x 12'8" (3.67 x 3.88)

With a door from the lounge, fitted kitchen with a range of wall and base units, work surface over, plumbing for washing machine, integrated oven, induction hob with stainless steel splashback and cooker hood above, space for tall fridge freezer, sink and drainer, centre island with overhang seating, wall mounted boiler, double glazed French doors leading to the garden, stairs leading to first floor landing and a central heating radiator.

## Landing

With stairs from the kitchen breakfast room, doors leading to various rooms and loft access.

## Bedroom One

10'10" x 12'9" (3.32 x 3.90)

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

## Bedroom Two

12'1" x 9'9" (3.69 x 2.98)

With a door from the first floor landing, storage cupboard, double glazed window to the rear and a central heating radiator.

## Bathroom

14'10" (max) x 5'6" (4.53 (max) x 1.68)

With a door from the first floor landing, bathtub, separate walk-in shower cubicle, WC, wash hand basin, recessed spotlights, extractor fan, part tiled walls and a heated towel rail.

## Cellar

10'11" x 11'7" (3.35 x 3.54)

With stairs from the lounge and power/lighting.

## Garden

With double glazed French doors from the kitchen breakfast room, gated side access, decorative chipping stone patio, paved seating area, log store, lawn beyond with mature shrub borders and parking to rear with double gates.



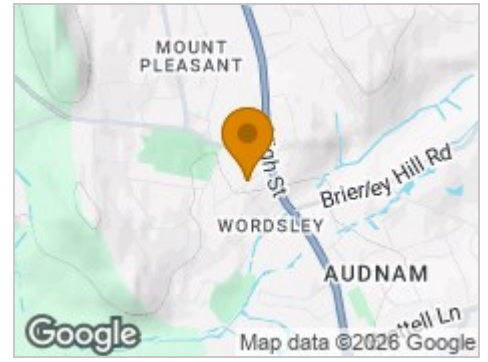
## Road Map



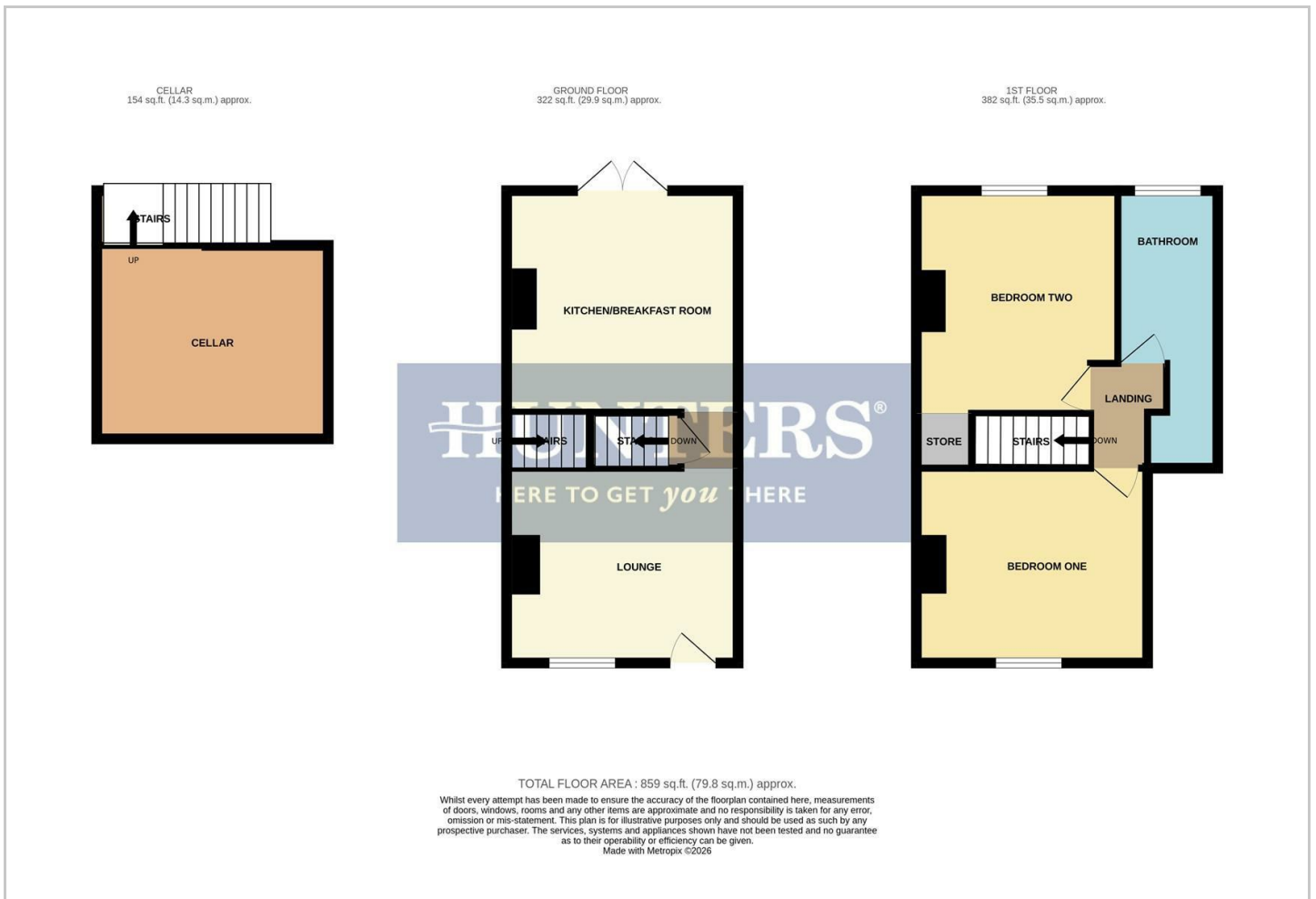
## Hybrid Map



## Terrain Map



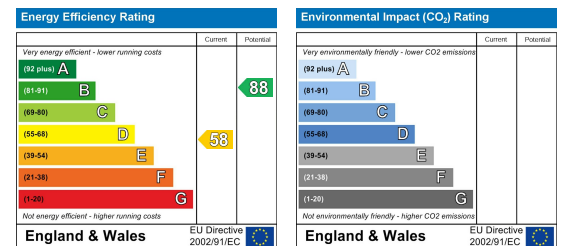
## Floor Plan



## 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.