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# **Bridgnorth Road**

Wollaston, Stourbridge, DY8 3PZ





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## Offers Over £300,000







#### Front of The Property

To the front of the property there is chipping stone foregarden, gated side access leading to the rear garden and double glazed door leading to entrance hall.

#### **Entrance Hall**

With a double glazed door to front, two double glazed stained glass windows, stairs to first floor landing and door to lounge.

#### Lounge

15'8" x 9'10" (4.8 x 3)

With a door leading from the entrance hall, double glazed bay window to front, laminate flooring and a central heating radiator.

#### Sitting Room

15'8" x 12'0" (4.8 x 3.66)

With a door leading from the Kitchen diner, double glazed bay window to front, gas fireplace with brick built surround, tiled hearth and a wooden mantle, feature ceiling beam and a central heating radiator.

#### Kitchen Dinning Room

20'0" x 14'11" (6.1 x 4.55)

With doors leading from the sitting room and lounge to a spacious dining area, with two double glazed windows to rear, laminate flooring, central heating radiator and step leading to a modern fitted kitchen, with a range of wall and base units, work surfaces with tiled splash back, integrated electric oven, gas hob with extractor above, plumbing for dishwasher, space for tall fridge freezer, double glazed door and window to rear, tiled flooring and door to leading to Cloakroom and Utility.

#### Cloakroom / Utility Room

8'2" x 4'7" (2.5 x 1.4)

With a door leading from the Kitchen, WC, wash hand basin, kitchen work surfaces with tiled splash back, wall units, space for appliance, double glazed window to rear and a central heating radiator.

#### Cellar

13'9" x 9'10" (4.2 x 3)

With stairs leading from the Kitchen diner area providing useful storage.

#### Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and a central heating radiator.

Tel: 01384 443331

#### **Bedroom One**

13'9" x 11'11" (4.2 x 3.65)

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

#### **Bedroom Two**

16'4" x 7'6" (5 x 2.3)

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

#### **Bedroom Three**

9'10" x 7'2" (3 x 2.2)

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

#### **Bedroom Four**

9'2" x 5'10" (2.8 x 1.8)

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

#### Bathroom

With a door leading from the first floor landing, this modern fitted bathroom has a P shaped bath with shower over, wash hand basin set into vanity unit, part tiled walls, tiled flooring, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

#### Separate WC

With a door leading from the first floor landing, WC, cupboard housing wall mounted boiler, tiled flooring and a double glazed window to rear.

#### Garden

With a double glazed door from the kitchen diner to a large patio area, with a generous size lawn beyond, outside tap, outdoor lighting and gate side access leading to the front of the property.

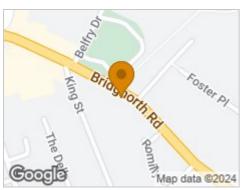








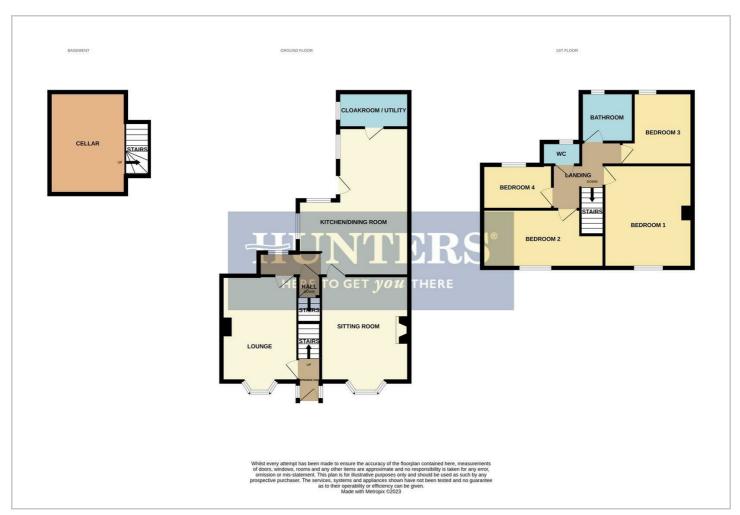
### Road Map Hybrid Map Terrain Map







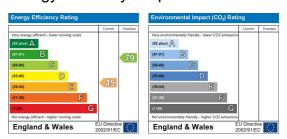
#### Floor Plan



### 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.