

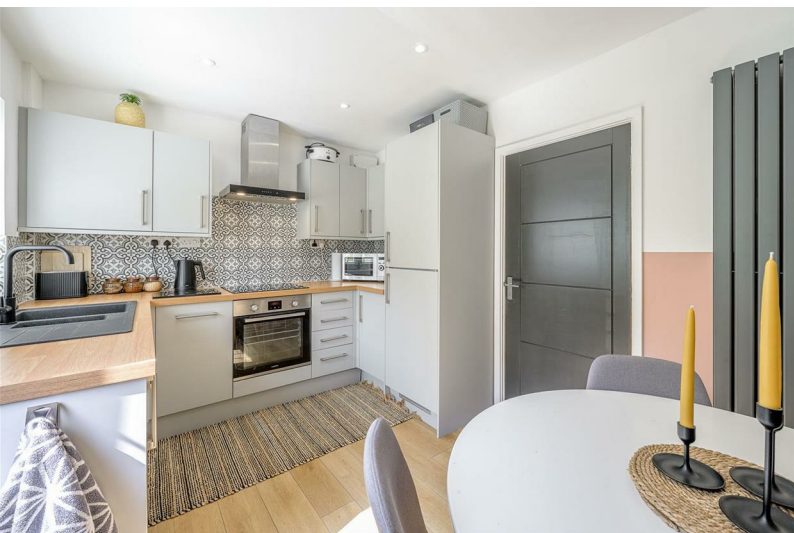
# HUNTERS®

HERE TO GET *you* THERE



## Oakfield Road

Wollescote, Stourbridge, DY9 9DL



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Offers In The Region Of £245,000



## Front of The Property

To the front of the property there is a large block paved driveway providing ample off road parking, outdoor lighting, double glazed composite door leading to entrance hall and gated side access to rear garden.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs leading to first floor landing with cloak space underneath, doors to various rooms, laminate floor and a column central heating radiator.

## Lounge

15'5" x 9'10" (4.70 x 3.00)

With a door leading from entrance hall, space for seating, double glazed french doors to rear garden, further double glazed window to front and a vertical column central heating radiator.

## Kitchen Breakfast Room

8'10" x 11'9" (2.70 x 3.60)

With a door leading from entrance hall, fitted with a range of matching wall and base units, work surface with tiled splashback, one and a half bowl sink and drainer, integrated oven, induction hob with stainless steel cooker hood over, fridge freezer, integrated washing machine, dishwasher, space for breakfast table, laminate floor, recessed spotlights, storage cupboard, double glazed window and door to rear and a vertical column central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin set into vanity unit, double glazed window to side and a column central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms and double glazed window to front.

## Bedroom One

9'2" x 11'5" (2.80 x 3.50)

With a door leading from landing, storage cupboard, double glazed windows to rear and side and a column central heating radiator.

### Bedroom Two

9'2" x 11'1" (2.80 x 3.40)

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

### Bedroom Three

5'6" x 9'10" (max) (1.70 x 3.00 (max))

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

### Shower Room

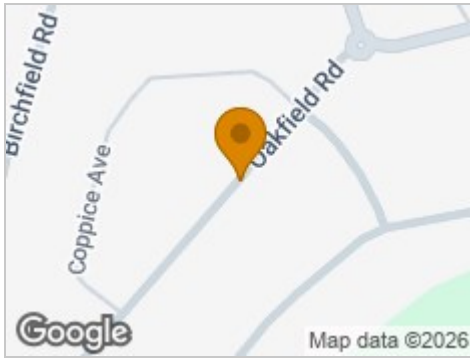
With a door leading from landing, double shower cubicle, waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled splashback, recessed spotlights, storage cupboard, extractor fan, loft access, laminate floor, double glazed window to side and a column central heating radiator.

### Garden

With double glazed doors leading from lounge and kitchen breakfast room, patio seating, steps up to large lawn, chipping stone and decked seating, mature shrubs, trees, further wild garden, outside tap, garden shed and gated side access leading to the front of the property.



## Road Map



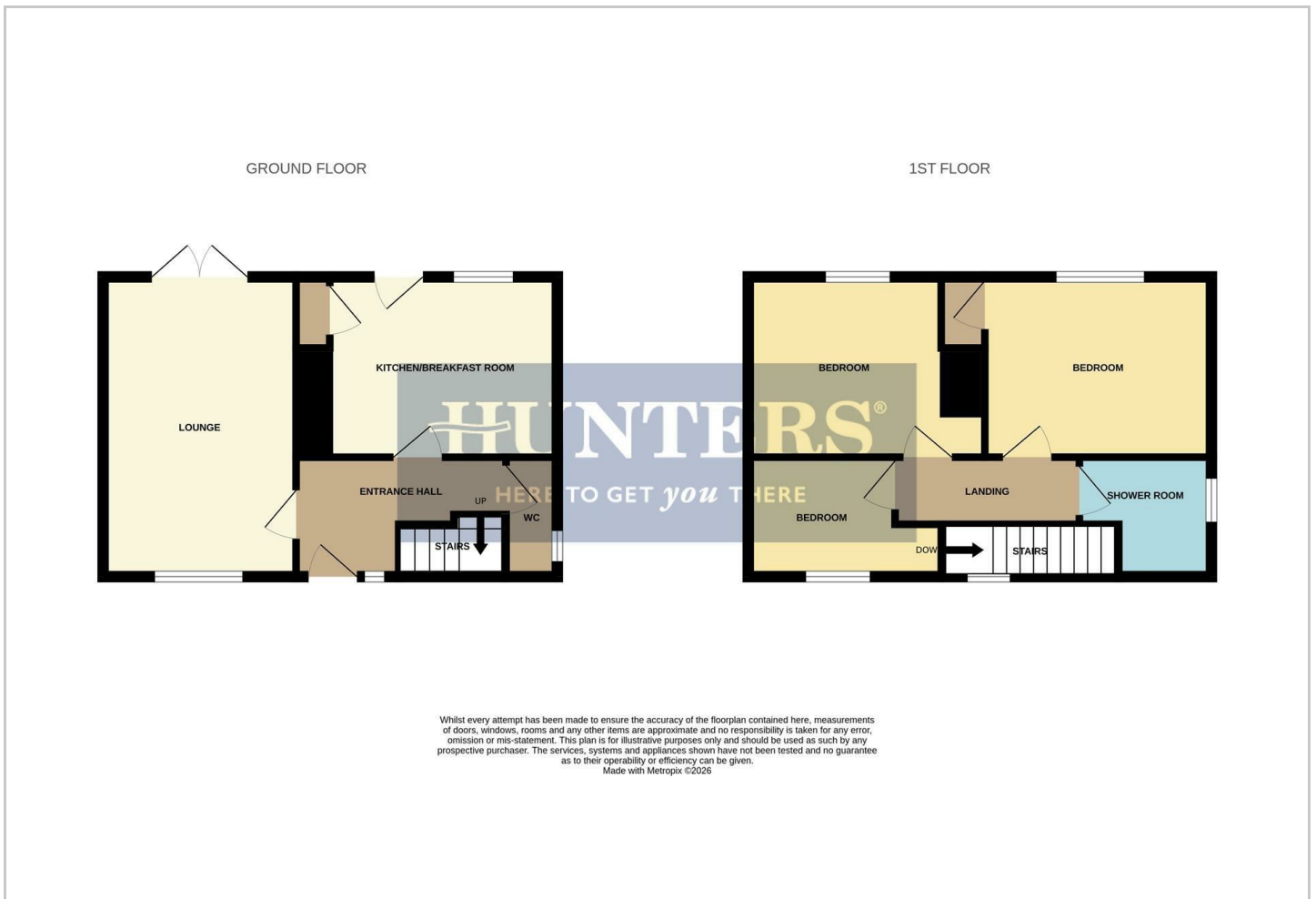
## Hybrid Map



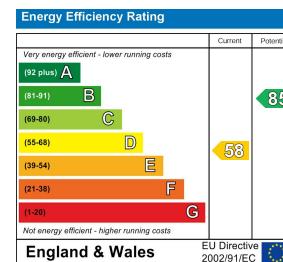
## Terrain Map



## Floor Plan



## Energy Efficiency Graph



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

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.