

HUNTERS®

HERE TO GET *you* THERE



Church Road

Wordsley, DY8 5BB

Offers Over £260,000



20 Church Road

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Front of the Property

With a chipping stone driveway to front, steps leading to a double glazed front door to side, gated side access and outdoor power points.

Porch

With a double glazed door to side, double glazed windows to front and side, door to hall and a central heating radiator.

Entrance Hall

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

Lounge

11'11" x 13'3" (3.64 x 4.06)

With a door leading from the hall, double glazed window to front with fitted shutter blinds, electric fire with decorative beam above and feature panelling, door to kitchen and a vertical central heating radiator.

Kitchen Dining Room

15'10" x 16'2" (4.84 x 4.93)

With a door leading from the lounge, large store cupboard with plumbing, range of fitted wall and base units with worksurfaces over and splash back, one and a half bowl sink and drainer, integrated oven and microwave, space for American style fridge freezer, plumbing for washing machine and space for tumble dryer, induction hob with extractor fan above, breakfast bar, double glazed window to rear and double glazed french doors to garden.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access and a double glazed window to side.

Bedroom One

10'4" x 9'10" (3.15 x 3.01)

With a door leading from the landing, double glazed window to front with fitted shutter blinds, feature panelling and a central heating radiator.

Bedroom Two

11'8" x 8'1" (3.58 x 2.48)

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

Bedroom Three

8'0" x 8'3" (2.45 x 2.53)

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

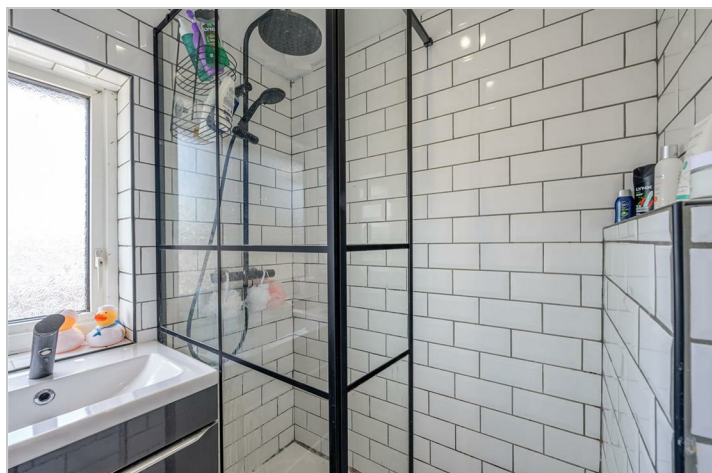
Shower Room

4'10" x 6'0" (1.48 x 1.84)

With a door leading from the landing, tiled floor, part tiled walls, airing cupboard housing wall mounted boiler, WC, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower over and separate shower attachment, double glazed window to front, heated towel rail and recessed spotlights.

Garden

With double glazed french doors leading from the kitchen, patio area with pergola, decorative chipping stones, lawn beyond with mature shrub borders, summerhouse with power and light and gated side access with outdoor tap.



Road Map



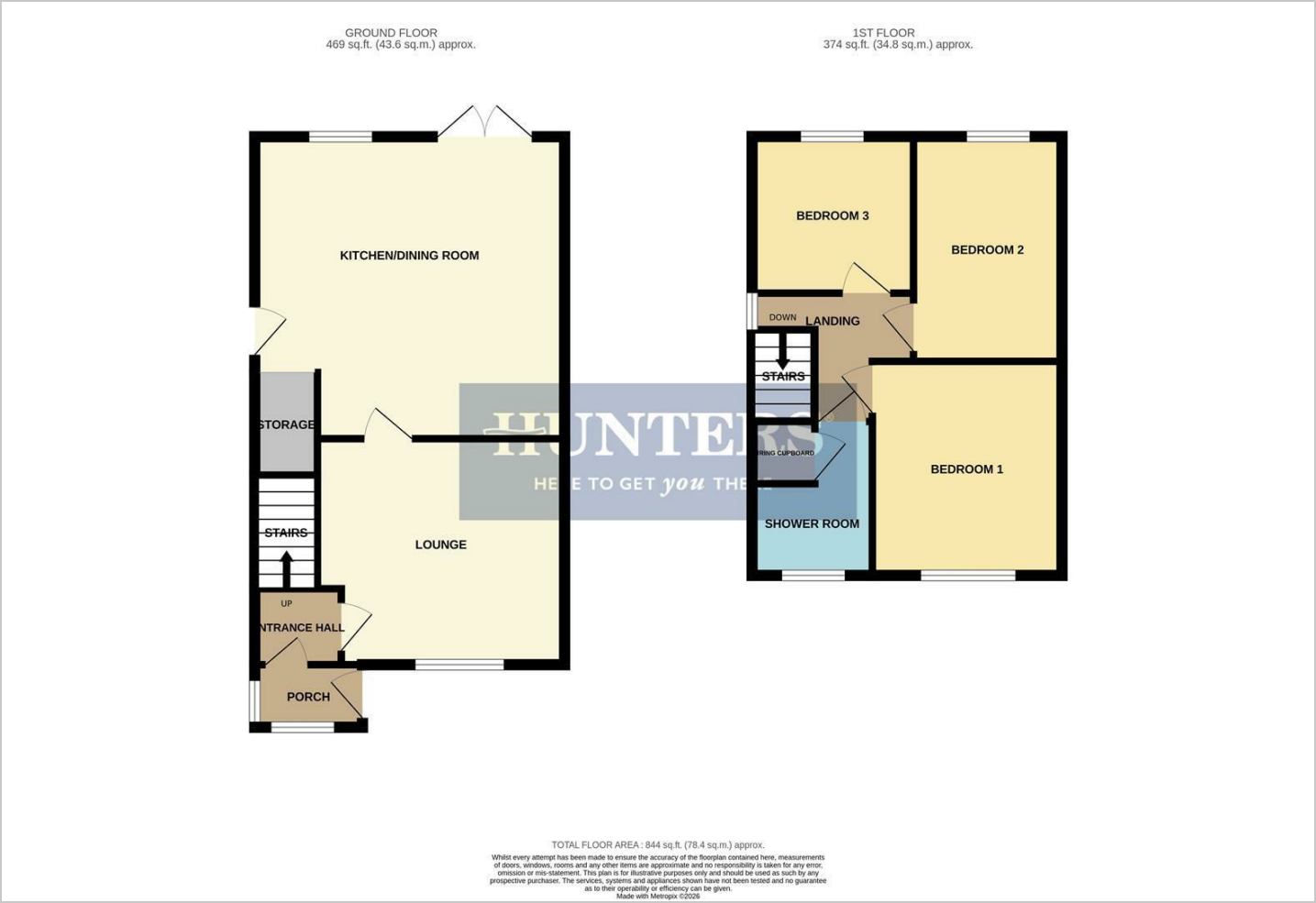
Hybrid Map



Terrain Map



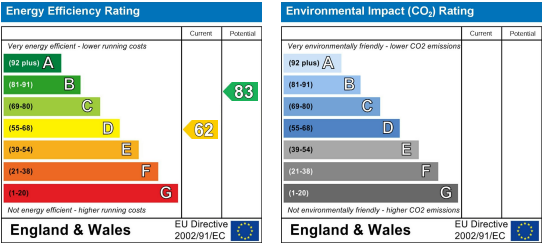
Floor Plan



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.