

HUNTERS®

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Eggington Road

Wollaston, Stourbridge, DY8 4QJ



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Offers In Excess Of £350,000



Front of The Property

To the front of the property there is a tarmac driveway with block paved edge, outside lighting, gated side access leading to rear garden and double glazed doors leading to garage and entrance hall.

Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, doors to various rooms, storage cupboard, tiled underfloor heating, double glazed window to side and a central heating radiator.

Kitchen Breakfast Room

23'3" x 6'10" (7.1 x 2.1)

With a door leading from the entrance hall, matching wall and base units, worksurfaces with tiled splashback, sink and drainer, integrated oven, hob, stainless steel cooker hood over, space for American fridge freezer, plumbing for washing machine, dishwasher, breakfast bar, tiled underfloor heating, double glazed window to front, further double glazed door to side and a central heating radiator.

Lounge

19'8" x 9'6" (6 x 2.9)

With a door leading from the entrance hall and open to dining room, comfortable space for seating, feature fire place with marble hearth and fitted gas fire, double glazed window to side, further double glazed patio doors leading to garden and a central heating radiator.

Dining Room

12'1" x 6'10" (3.7 x 2.1)

Open from the lounge, space for dining table, double glazed windows to side and rear and a central heating radiator.

WC

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled underfloor heating and double glazed window to front.

Utility/ Lean-to

With a door leading from the garage, wall units, worksurfaces, light, power and door leading to garden.

Garage

15'5" x 7'6" (4.7 x 2.3)

With doors leading from the entrance hall and utility, doors to front, tiled floor, recessed spotlights and wall mounted central heating boiler.

Landing

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

Bedroom One

10'9" x 9'2" (3.3 x 2.8)

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

Bedroom Two

13'9" x 7'2" (4.2 x 2.2)

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

Bedroom Three

9'2" x 6'10" (2.8 x 2.1)

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

Bathroom

With a door leading from the landing, bath with separate shower, WC and wash hand basin set into vanity unit, tiled walls and floor, double glazed window to front and a chrome central heating towel rail.

Garden

With double glazed doors leading from the lounge and kitchen breakfast room, block paved seating area, decorative slate, further patio seating area, well maintained lawn, mature shrubs and trees, tap, garden shed and gated side access leading to the front of the property.



Road Map



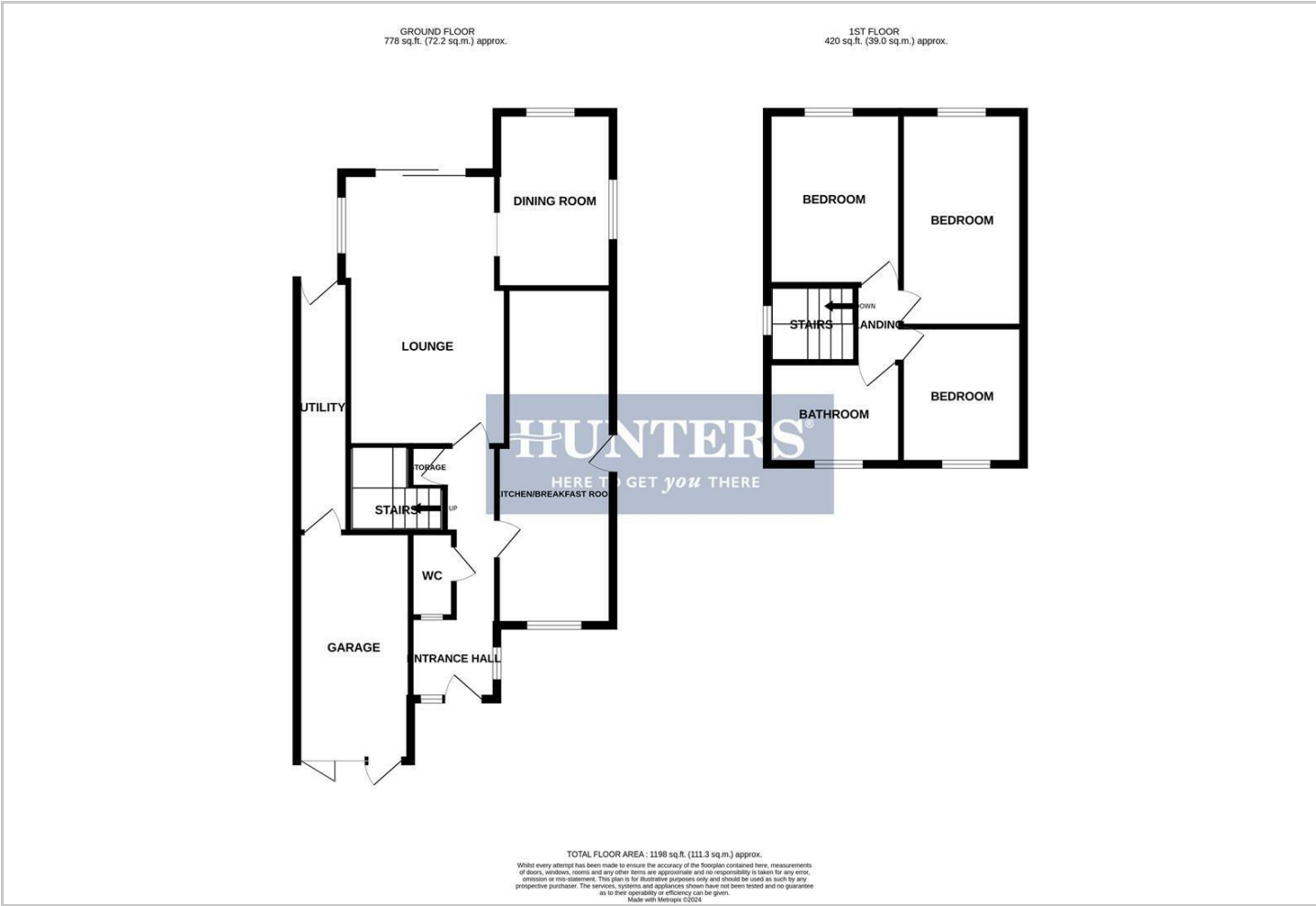
Hybrid Map



Terrain Map



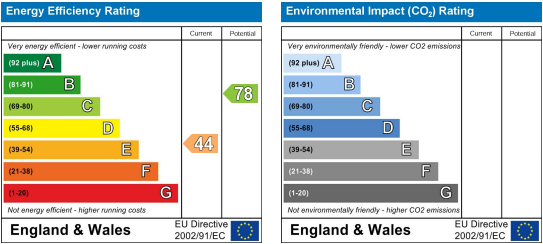
Floor Plan



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.