

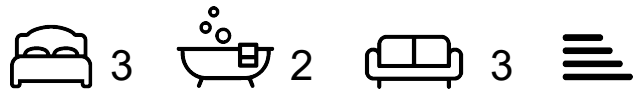
HUNTERS®

HERE TO GET *you* THERE



Cot Lane

Wordsley, DY8 5PP



Council Tax: D



Cot Lane

Wordsley, DY8 5PP

£395,000



Front Of The Property

To the front of the property are two driveways with double gates providing access to further gravelled parking and access to the garden together with a car port, there is also a door leading to the entrance porch.

Porch

With a door leading from the side of the property and to the sitting room this original porch has windows to the front and side.

Sitting Room

12'1" x 11'1" (3.7 x 3.4)

With a door from the porch, electric fire with beam and tiled hearth, double glazed window to front, door to rear hall, storage cupboard, a central heating radiator and opening to the dining room.

Dining Room

13'1" x 10'9" (4 x 3.3)

Open from the sitting room, log burning stove with beam and tiled hearth, door to rear hall, open to lobby and a central heating radiator.

Lobby

6'2" x 3'11" (1.9 x 1.2)

Open from the dining room and to the kitchen, double glazed window to side, door to lounge, skylight window and a central heating radiator.

Kitchen Breakfast Room

19'8" x 13'9" (6 x 4.2)

Open from the lobby this extended modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, space for fridge freezer and cooker, stainless steel cooker hood, tiled floor, plumbing for washing machine, wall mounted boiler, double glazed windows to front, side and rear, two skylight windows, double glazed doors to rear and a door with access to the cellar and shower room.

Cellar

With stairs leading from the kitchen and having lighting.

Shower Room

7'10" x 3'11" (2.4 x 1.2)

With a door from the kitchen this modern shower room has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled floor, part tiled walls, extractor fan, double glazed window to front and a central heating radiator.

Rear Hall

With a double glazed door to rear, stairs to the first floor landing, doors to the lounge and dining room, skylight window and a central heating radiator.

Tel: 01384 443331

Lounge

22'11" x 12'9" (7 x 3.9)

With doors from the rear hall and lobby, multi fuel burner with brick tiled hearth, double glazed windows to rear and side, double glazed door to conservatory and two central heating radiators.

Conservatory

16'0" x 11'9" (4.9 x 3.6)

With a double glazed door from the lounge and further double glazed doors to side leading to the garden, double glazed windows to side and rear, tiled floor, ceiling light and fan.

Landing

With stairs from the rear hall, loft access, two double glazed windows to side and doors to rooms.

Bedroom One

12'9" x 12'9" (3.9 x 3.9)

With a door from the landing, double glazed windows to rear and side, and two central heating radiators.

Bedroom Two

14'1" x 12'1" (4.3 x 3.7)

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

Bedroom Three

10'9" x 5'10" (3.3 x 1.8)

With a door from the landing and a double glazed window to side.

Bathroom

With a door from the landing, bath with shower attachment, WC, wash hand basin double glazed window to rear and a central heating radiator.

Garden

With access from the conservatory, this well maintained private rear garden has a patio area with lawn beyond which is bordered with mature shrubs, plants and trees, to the side of the property is a gravelled driveway with further shrub borders and patio doors leading to the kitchen.



Road Map



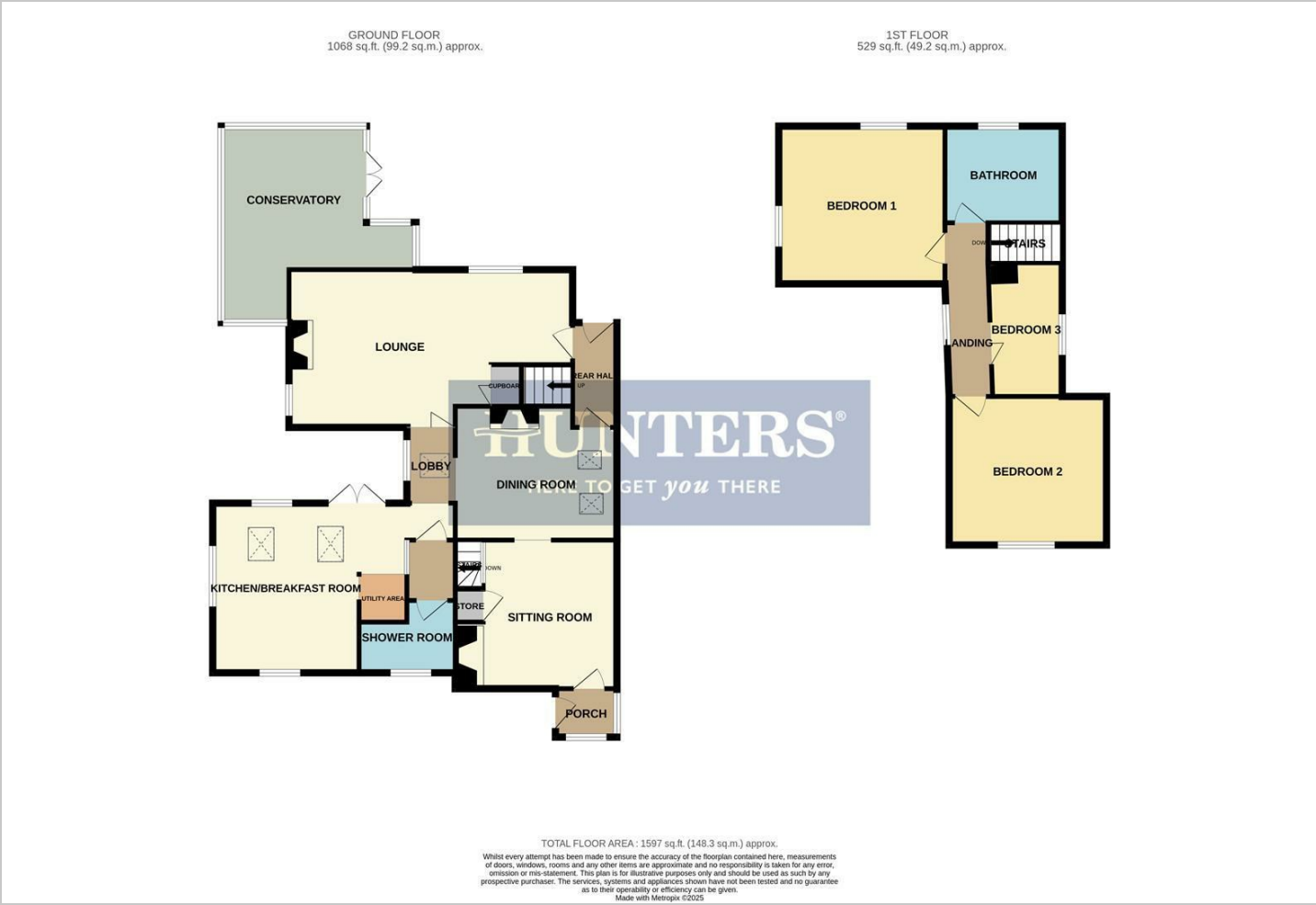
Hybrid Map



Terrain Map

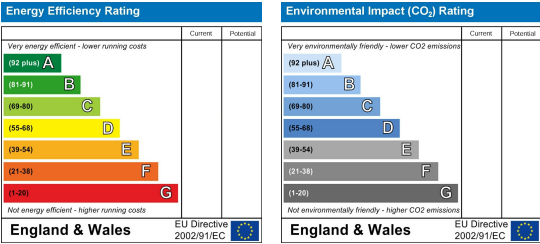


Floor Plan



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.