

HUNTERS[®]

HERE TO GET *you* THERE



Lymsey Croft

Wordsley, DY8 5ND

£385,000



Council Tax: D



3 Lymsey Croft

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£385,000



Front of the Property

To the front of the property is a paved driveway with slate border, double glazed doors to the porch, electric roller door to the garage and gated side access.

Porch

With double glazed doors leading from the front of the property and a further double glazed door to the entrance hall.

Entrance Hall

With a double glazed door leading from the porch, this welcoming entrance hall has doors to various rooms, LVT flooring, useful storage cupboard and a central heating radiator.

Lounge

19'8" x 11'5" (6 x 3.5)

With a door leading from the entrance hall this spacious lounge has double glazed patio doors leading to the rear garden, door to the kitchen and two central heating radiators.

Kitchen

9'2" x 8'6" (2.8 x 2.6)

With a door leading from the lounge this modern kitchen is re fitted with a range of wall and base units, work surfaces with matching up stands, one and a half sink and drainer, double electric oven and hob with extractor above, integrated fridge, freezer, washing machine and dishwasher, open to the dining room, double glazed window to the rear and LVT flooring.

Dining Room

9'6" x 8'2" (2.9 x 2.5)

Opening from the kitchen and having sliding doors to the rear garden, double glazed window to the side, LVT flooring and a central heating radiator.

Bedroom One

18'0" x 9'10" (5.5 x 3)

With a door leading from the hall this extended master bedroom has a door to the WC, double glazed window to the side and a central heating radiator.

WC

With a door leading from the bedroom, WC, wash hand basin and a chrome heated towel rail.

Bedroom Two

11'9" x 8'6" (3.6 x 2.6)

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

Shower Room

With a door leading from the entrance hall this modern re fitted shower room has a walk in shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, chrome heated towel rail, double glazed window to the front, useful storage cupboard, LVT flooring and an extractor fan.

Garden

With access via the lounge and dining room this garden has a patio area with mature borders, various seating areas and gated side access.

Garage

15'5" x 8'10" (4.7 x 2.7)

With an electric roller door leading from the driveway, double glazed window to the side and a wall mounted boiler.



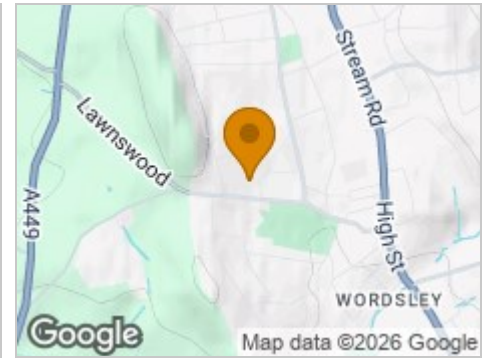
Road Map



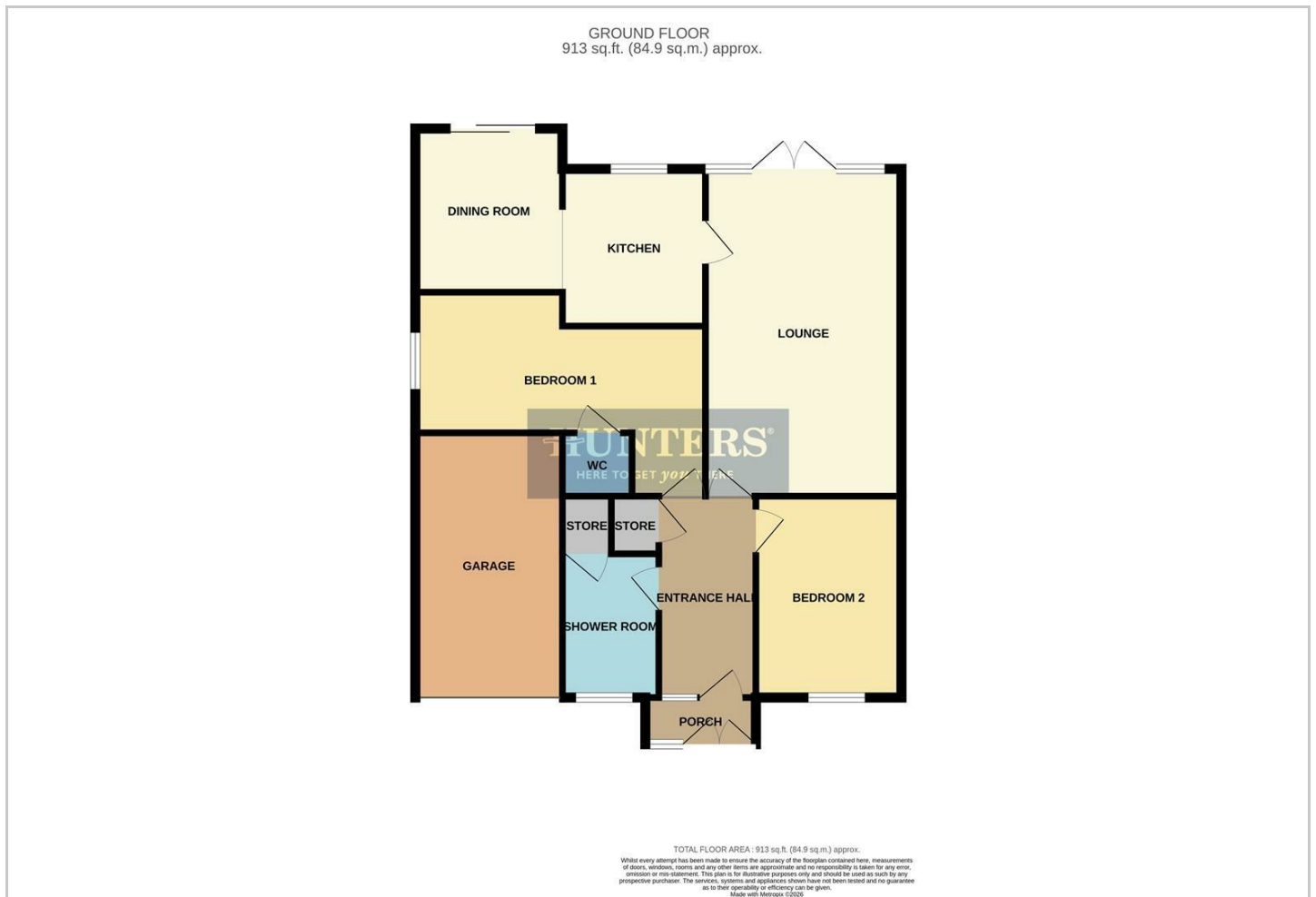
Hybrid Map



Terrain Map



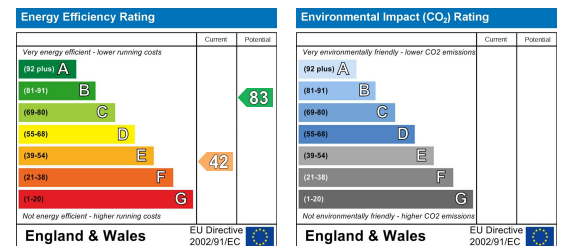
Floor Plan



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.