

HUNTERS®

HERE TO GET *you* THERE



Meadowfields Close

Wordsley, DY8 5AE

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Front Of The Property

To the front of the property is a block paved driveway leading to garage, path to front door, front lawn with shrubs, gated side access and a door leading to the entrance hall.

Entrance Hall

With a door leading to front, karndean floor, stairs to the first floor landing, doors to various rooms, useful storage cupboard, recessed spotlights and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, double glazed window to front, WC, wash hand basin, karndean floor, extractor fan and a central heating radiator.

Dining Room

12'9" x 12'1" (3.9 x 3.7)

With a door leading from the entrance hall, double glazed window to front, karndean floor, recessed spotlights and a central heating radiator.

Kitchen

12'9" x 9'6" (3.9 x 2.9)

With a door leading from the entrance hall this modern kitchen is fitted with a range of wall and base units, work surfaces with matching upstands, one and a half stainless steel sink and drainer, electric oven and hob with stainless steel cooker hood above, integrated fridge, freezer and dishwasher, plumbing for washing machine, recessed spotlights, double glazed window to rear, karndean floor, double glazed door to rear and a central heating radiator.

Lounge

22'3" x 12'1" (6.8 x 3.7)

With a door leading from the entrance hall this spacious lounge has a double glazed bay window to front, decorative fire surround, double glazed bi folding doors to rear garden and two central heating radiators.

Landing

With stairs leading from the entrance hall, storage cupboard, loft access, double glazed window to rear, doors to various rooms and a central heating radiator.

Bedroom One

12'9" x 11'5" (3.9 x 3.5)

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

En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, extractor fan, recessed spotlights, part tiled walls, double glazed window to side and a chrome heated towel rail.

Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

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

Bedroom Three

10'9" x 10'2" (3.3 x 3.1)

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

Bedroom Four

12'9" x 6'6" (3.9 x 2)

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

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, extractor fan, recessed spotlights, part tiled walls, double glazed window to front and a chrome heated towel rail.

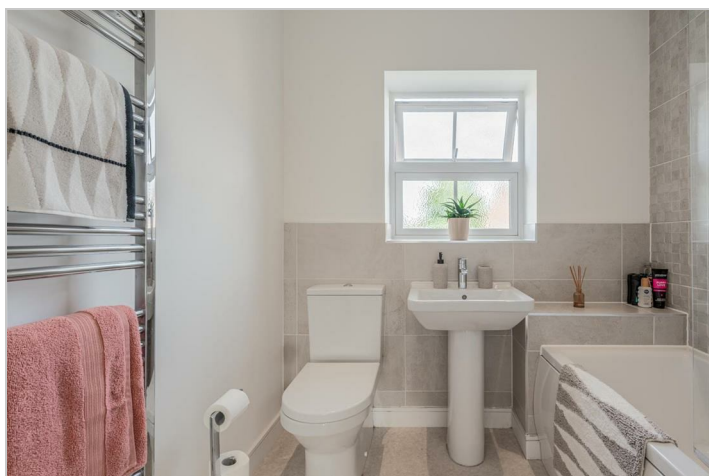
Garden

With access from the kitchen and lounge this private rear garden has a patio area with lawn which is bordered with shrubs and gated side access leading to the driveway and garage.

Garage

21'7" x 11'5" (6.6 x 3.5)

With an electric roller door to front, power and light.



A map snippet from Google Maps showing the location of the Red Horse Glass Cone and Sturbridge Glass Museum. The map features a yellow road labeled 'Plant St' running diagonally. A blue river flows along the bottom left. A green line, likely a trail, runs parallel to the river. Two orange location pins are placed on the map: one labeled 'Red Horse Glass Cone' and another labeled 'Sturbridge Glass Museum'. Both pins have a small 'info' icon next to them. The Google logo is visible in the bottom left corner, and 'Map data ©2023' is in the bottom right corner.

The floor plan shows a house with a large garage on the left. The main entrance leads into a lounge, which has a fireplace and a bay window. A dining room is adjacent to the lounge, and a kitchen is at the rear. A staircase leads up from the lounge area. The first floor features four bedrooms, a bathroom, and a landing. The layout is as follows:

- GROUND FLOOR:**
 - GARAGE
 - KITCHEN
 - DINING ROOM
 - LOUNGE
 - ENTRANCE HALL
 - STAIRS (UP)
 - OAK ROOM
- 1ST FLOOR:**
 - BEDROOM 1
 - BEDROOM 2
 - BEDROOM 3
 - BEDROOM 4
 - BATHROOM
 - ENSUITE
 - LANDING
 - STAIRS (DOWN)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs	84	93
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	84	93
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

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