

# HUNTERS®

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St. Benedicts Road  
Wombourne, WV5 9HP



Council Tax: E



# St. Benedicts Road

Wombourne, WV5 9HP

£450,000



## Front Of The Property

To the front of the property is an expansive tarmacadam driveway with chipping stones and paved border, decorative shrubs, gated side access, EV charging point, up and over door to the garage and double glazed doors to porch.

## Porch

With double glazed doors to front, double glazed composite door to entrance hall and a useful storage cupboard.

## Entrance Hall

With a door leading from the porch, doors to further rooms, stairs to the first floor landing, two storage cupboards and a central heating radiator.

## WC

With a door from the entrance hall, WC and window to side.

## Lounge

20'0" x 10'9" (6.1 x 3.3)

With a door from the entrance hall, gas fire with decorative surround, double glazed window to front, double glazed patio doors to conservatory and two central heating radiators.

## Study

10'5" x 8'10" (3.2 x 2.7)

With a door from the entrance hall, wooden laminate floor, door to kitchen dining room, double glazed doors to conservatory and a central heating radiator.

## Conservatory

20'11" x 8'10" (6.4 x 2.7)

With doors from the lounge and study, double glazed doors to side leading to the garden, double glazed windows to side and rear, tiled floor and a central heating radiator.

## Kitchen Dining Room

20'0" x 11'5" (6.1 x 3.5)

With a door from the study this modern kitchen is fitted with shaker style soft close wall and base units, work surfaces with matching upstands, one and a half sink and drainer, double electric oven, gas hob with stainless steel cooker hood, integrated dishwasher, space for fridge freezer, wooden laminate floor, double glazed windows to front and rear, recessed spotlights, door to garage and a central heating radiator.

## Garage

21'3" x 8'6" (6.5 x 2.6)

With an up and over door to front, window and door to rear, fitted cupboards, work surfaces with stainless steel sink and drainer, door to the kitchen, plumbing for washing machine and space for appliances.

## Landing

With stairs from the entrance hall, double glazed window to front, airing cupboard, loft access, doors to rooms and a central heating radiator.

## Bedroom One

12'1" x 10'2" (3.7 x 3.1)

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

## Bedroom Two

12'1" x 9'6" (3.7 x 2.9)

With a door from the landing, two double glazed windows to front, built in wardrobe and a central heating radiator.

## Bedroom Three

8'6" x 8'2" (2.6 x 2.5)

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

## Shower Room

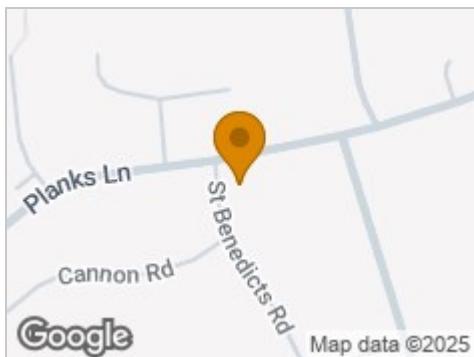
With a door from the landing this modern fitted shower room has a shower cubicle, WC, wash hand basin, recessed spotlights, double glazed window to side, extractor fan and a column central heating radiator.

## Garden

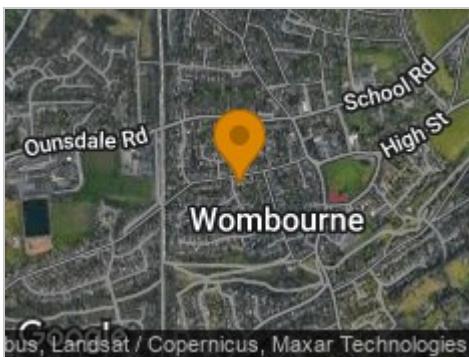
With access from the conservatory, this low maintenance private rear garden has a patio area with lawn beyond which is bordered with shrubs, door to the garage and gated side access.



## Road Map



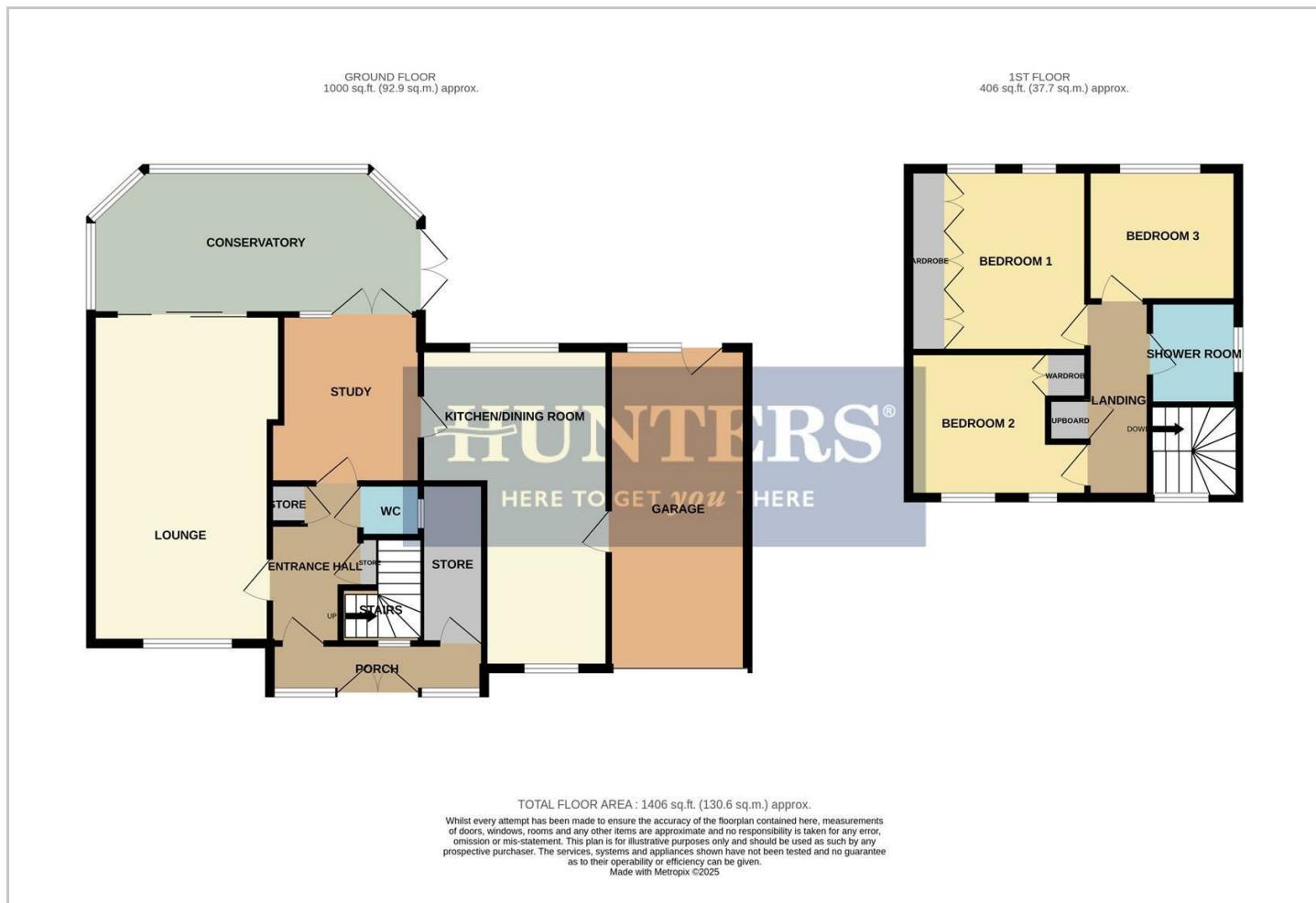
## Hybrid Map



## Terrain Map

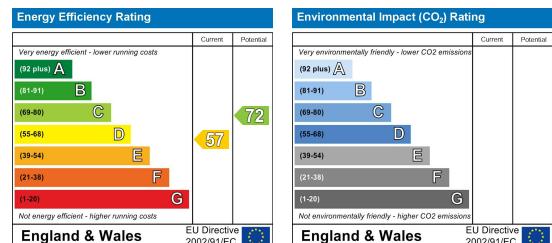


## Floor Plan



## 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.