

# HUNTERS®

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**Swan Lane**  
Wordsley, DY8 5TZ



Council Tax: B



# Swan Lane

## Wordsley, DY8 5TZ

£230,000



### Front of the Property

Situated on a spacious corner plot, to the front of the property there are two lawns with decorative shrub borders, to the side of the property is a driveway and a path with steps leading to the front door.

### Entrance Hall

With a door leading from the front, double glazed window to side, laminate floor, doors to various rooms and stairs to the first floor landing.

### Lounge

11'10" x 12'2" (3.6 x 3.7)

With a door leading from the entrance hall, double glazed window to front, gas fire with decorative surround, laminate floor and a central heating radiator.

### Kitchen Dining Room

10'6" x 18'1" (3.2 x 5.5)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with matching up stands, electric hob and electric oven with stainless steel cooker hood, plumbing for dishwasher and washing machine, integrated fridge, space for freezer, two double glazed windows to rear, storage cupboard with boiler, door to utility room and two central heating radiators.

### Utility Room

6'3" x 7'3" (1.9 x 2.2)

With a door leading from the kitchen, space for fridge freezer and tumble dryer, double glazed door to front, double glazed window to front and further double glazed door to the rear lobby.

### Rear Lobby

6'7" x 7'7" (2 x 2.3)

With a double glazed door leading from the utility room, useful store and a double glazed door to garden.

### Landing

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

### Bedroom One

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

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

## Bedroom Two

10'6" x 9'10" (3.2 x 3)

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

## Bedroom Three

7'3" x 9'2" (2.2 x 2.8)

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

## Bathroom

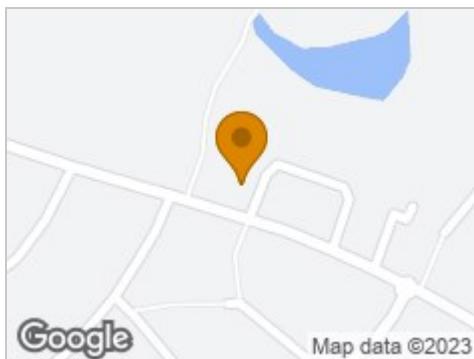
With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed windows to rear and side, recessed spotlights and a central heating radiator.

## Garden

With a double glazed door from the rear lobby this recently landscaped private rear garden has a patio area with lawn beyond which has raised beds, there is also a decked sitting area to the side.



## Road Map



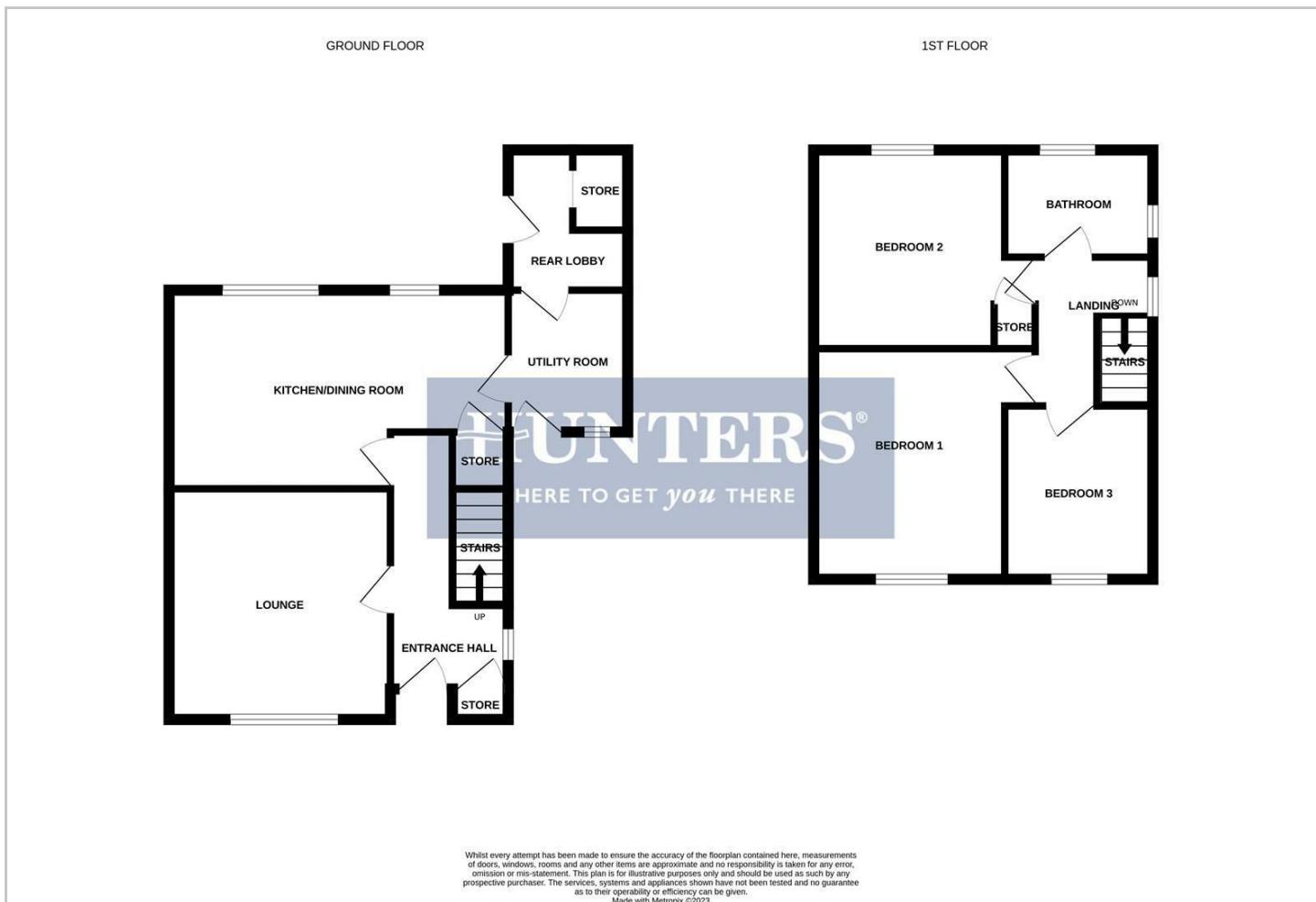
## Hybrid Map



## Terrain Map

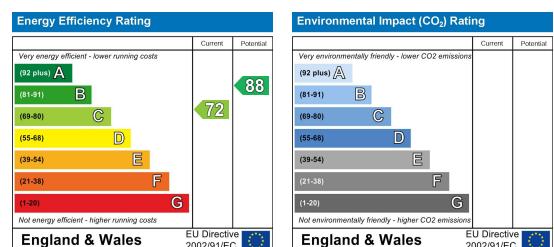


## Floor Plan



## 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.