

# HUNTERS®

HERE TO GET *you* THERE



**Rothesay Drive**  
Wordsley, DY8 5EP



# Rothesay Drive

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## Front Of The Property

To the front of the property there is a tarmacadam driveway leading to porch and gated side access.

## Porch

With a double glazed door to side, double glazed window to front, door to entrance hall and a central heating radiator.

## Entrance Hall

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

## Utility Room

15'5" x 8'2" (4.7 x 2.5)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces, door to side access, space for appliances and plumbing for washing machine.

## Kitchen

11'5" x 6'2" (3.5 x 1.9)

With a door leading from the entrance hall, double glazed window to front, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, gas hob, electric oven, plumbing for washing machine and space for fridge freezer.

## Lounge Dining Room

19'8" x 16'4" (6 x 5)

With a door leading from the entrance hall, log burning stove with fire surround and tiled hearth, laminate flooring, two double glazed windows to rear, double glazed door to garden room and two central heating radiators.

## Garden Room

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

With a double glazed door from the lounge, double glazed windows and doors to garden.

## Landing

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

## Bedroom One

13'1" x 8'10" (4 x 2.7)

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

## Bedroom Two

10'2" x 8'6" (3.1 x 2.6)

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

## Bedroom Three

8'10" x 7'10" (2.7 x 2.4)

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

## Shower Room

With a door leading from the landing, double glazed window to front, shower cubicle with waterfall shower head, WC, wash hand basin, storage cupboard and a chrome heated towel rail.

## Loft Space

16'8" x 9'10" (5.1 x 3)

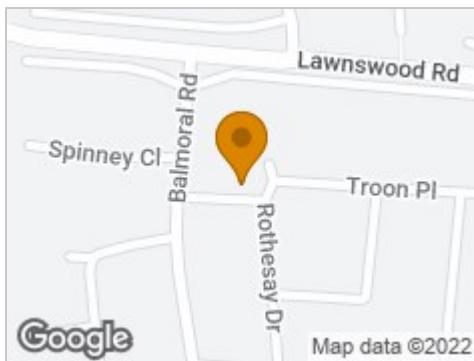
With access from the landing, two skylight windows, storage cupboard, laminate floor and a central heating radiator.

## Garden

With access from the lounge and steps leading to a patio area, further steps lead to a further private patio seating area with mature shrubs, there is also a gate to the side providing access to the front of the property.



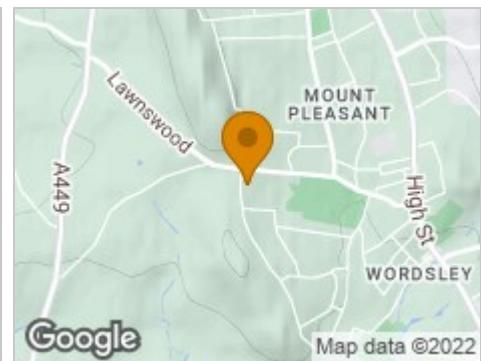
## Road Map



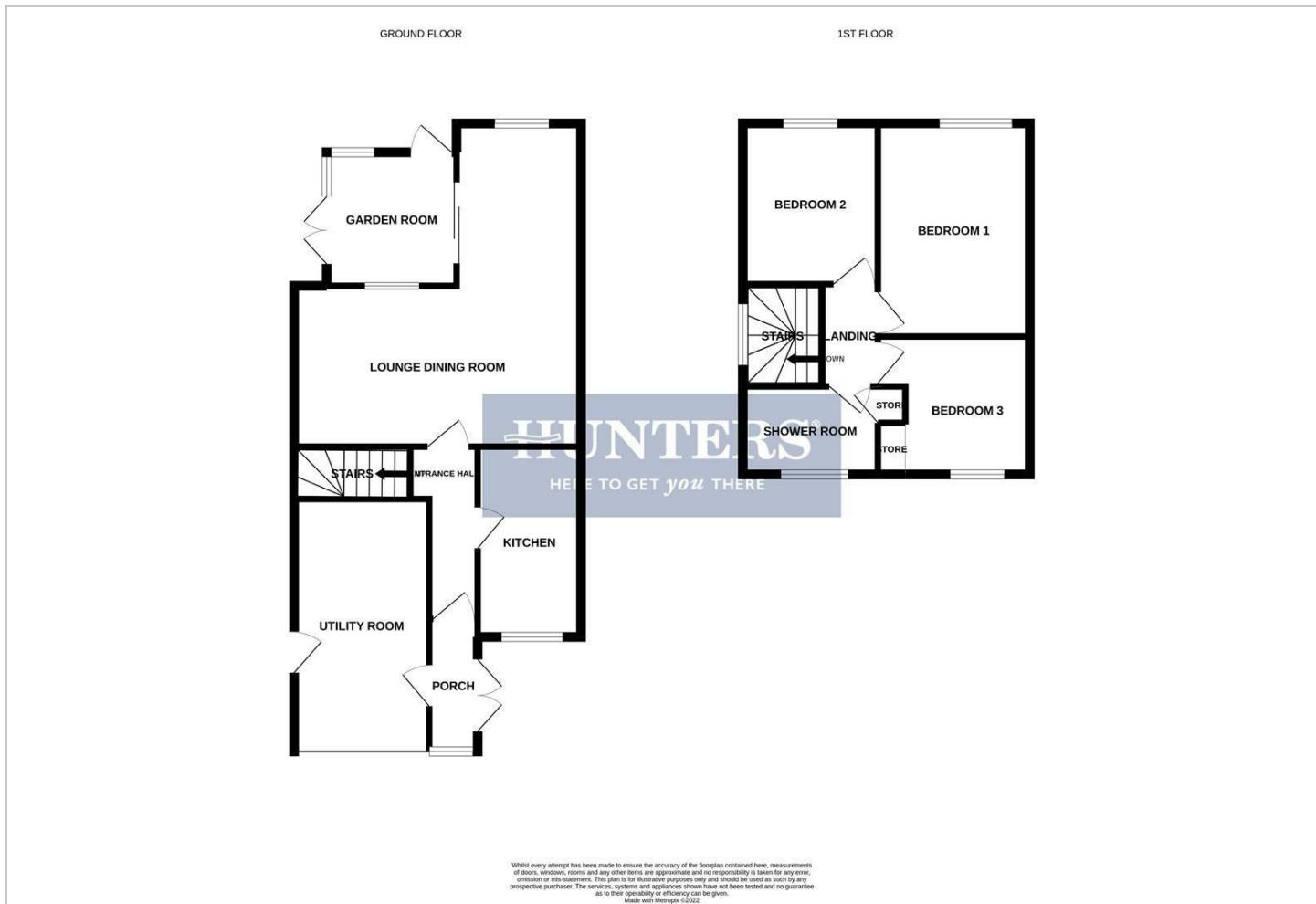
## Hybrid Map



## Terrain Map



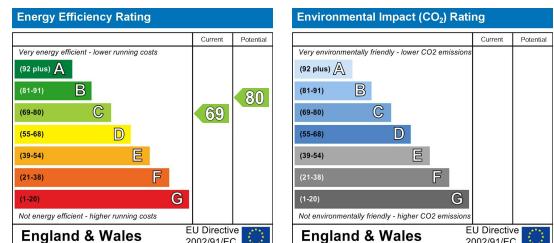
## Floor Plan



## 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.