

HUNTERS®

HERE TO GET *you* THERE



Rothesay Drive

Wordsley, DY8 5EP



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Front Of The Property

To the front of the property there is a tarmac 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.

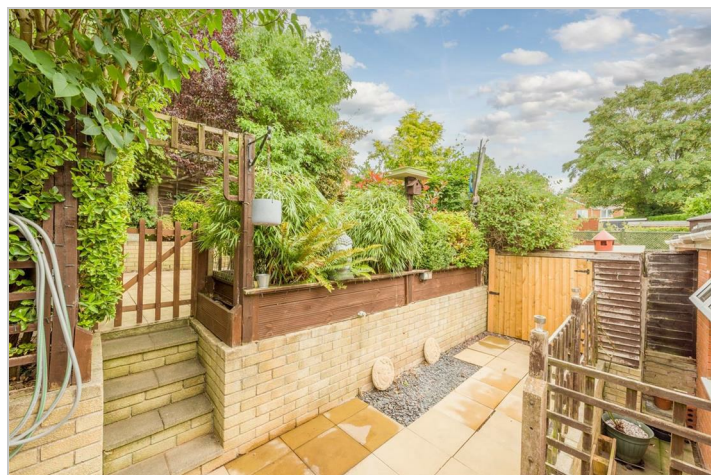
Loft Space

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.



The floor plan shows a three-bedroom house with a central hallway. The layout includes:

- Ground Floor:** A large lounge dining room, a kitchen, a utility room, a garden room, and a porch. A staircase leads down from the utility room.
- First Floor:** Three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3), a shower room, and a landing. A staircase leads down from the landing.
- Central Hallway:** A large central hallway with a blue background and the text "HUNTERS" and "HERE TO GET you THERE".

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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		
(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 CO ₂ emissions		

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