

# HUNTERS®

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## New Street

Wordsley, Stourbridge, DY8 5RX

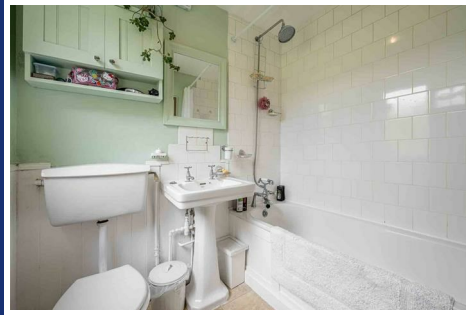
Offers In The Region Of £205,000



# 40 New Street

Wordsley, Stourbridge, DY8 5RX

Offers In The Region Of £205,000



## Front of the Property

With a step leading to the front door, wall with wrought iron railing and gated side access.

## Dining Room

11'10" x 11'3" max (3.63 x 3.45 max)

With a door to front, space for dining table, fire place, storage cupboard, double glazed window to front, door leading to the lounge and a central heating radiator.

## Lounge

13'2" max x 12'11" max (4.02 max x 3.94 max)

With a door leading from the dining room, door leading to stairs to the cellar, opening to kitchen, door leading to stairs to the first floor landing, fire place with decorative surround, double glazed door leading to the garden and two central heating radiators.

## Cellar

12'0" x 12'10" (3.66 x 3.92)

With stairs leading from the lounge, power and light.

## Kitchen

12'0" x 6'6" (3.68 x 1.99)

With an opening from the lounge, range of fitted wall and base units, tiled floor, space for fridge / freezer, plumbing for dish washer, double sink, space for oven, two double glazed windows to side, door leading to the bathroom.

## Bathroom

5'5" x 6'7" (1.67 x 2.01)

With a door leading from the kitchen, W/C, wash hand basin, bath with shower over, part tiled walls, tiled floor, extractor fan, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from the lounge, doors leading to various rooms.

## Bedroom One

11'9" x 12'11" (3.59 x 3.96)

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

## First Floor W/C

With a door leading from the landing, W/C and wash hand basin.

### Bedroom Two

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

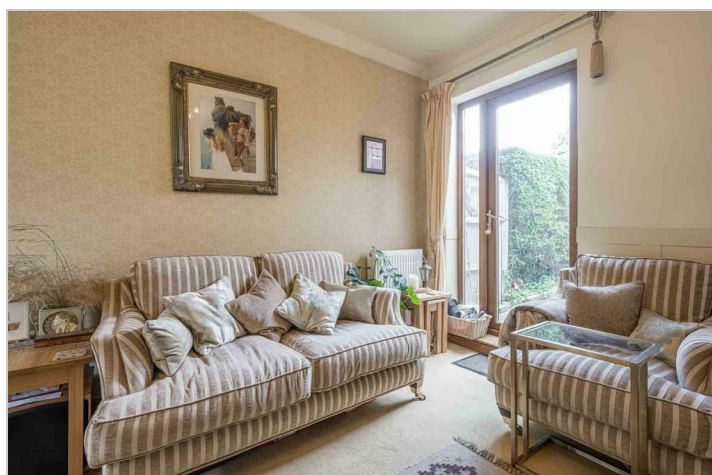
### Bedroom Three

9'3" x 7'3" (2.83 x 2.23)

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

### Garden

With a double glazed door leading from the lounge, gated side access, outdoor tap, door to outbuilding with power and light, patio area, lawn beyond and garden shed.



Road Map



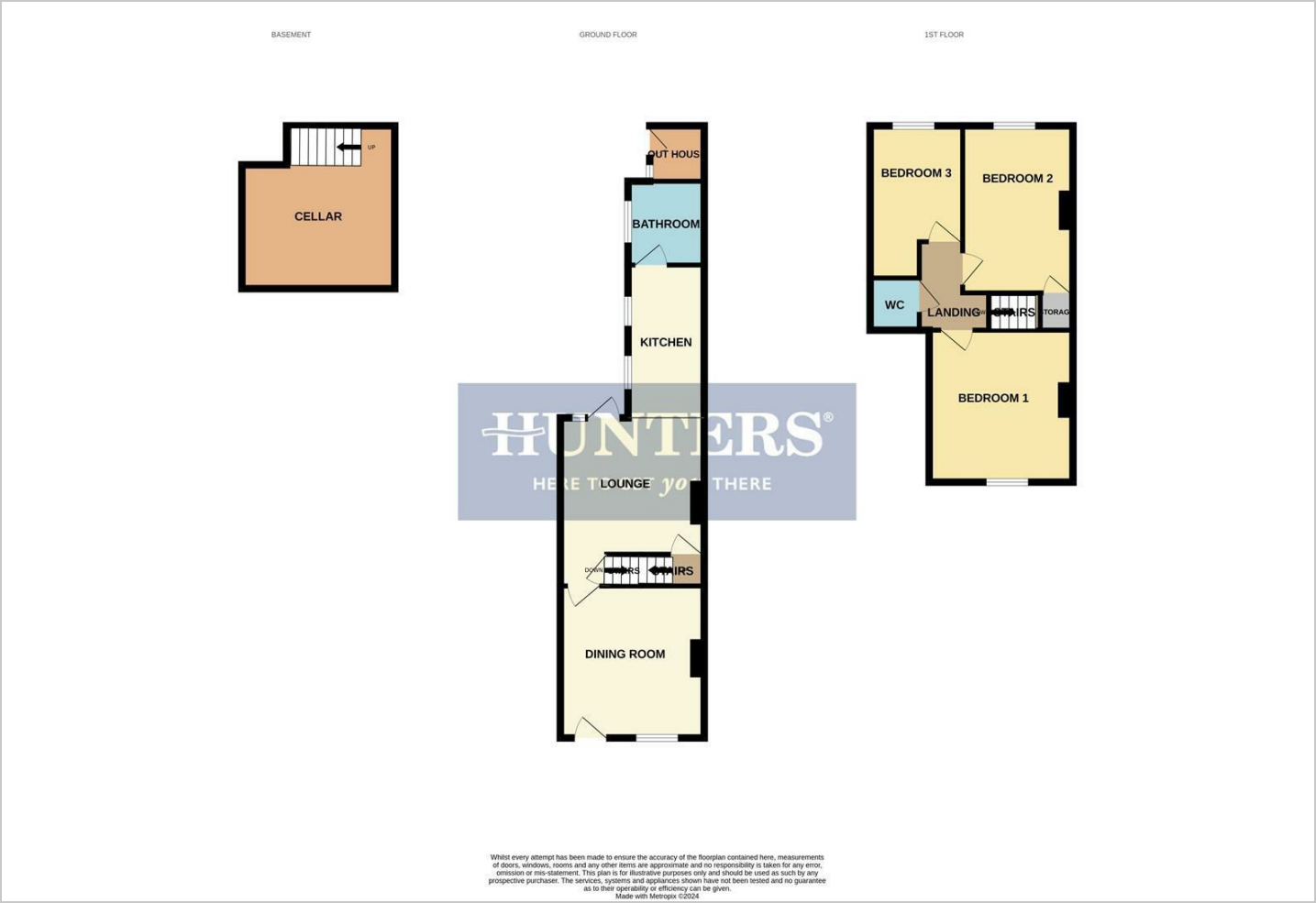
Hybrid Map



Terrain Map



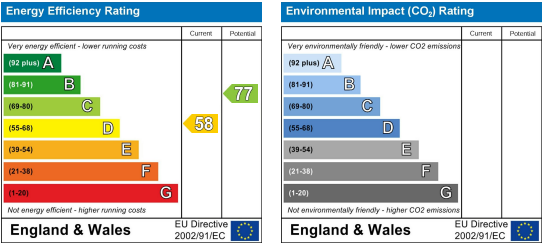
Floor Plan



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.