

# HUNTERS®

HERE TO GET *you* THERE



## Sytch Lane

Wombourne, WV5 0JR



Council Tax: B





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£265,000



## Front of the Property

To the front of the property there is a chipping stoned driveway with access to a further driveway to the rear of the property, gated access to the rear garden and a door to the entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to the first floor, cupboard with boiler, open to kitchen breakfast room, door to the lounge, double glazed window to the front, laminate flooring and a central heating radiator.

## Lounge

20'8" x 10'9" (6.3 x 3.3)

With a door leading from the hall, double glazed window to the front, double glazed sliding door leading to the rear garden and a central heating radiator.

## Kitchen Breakfast Room

17'0" x 9'6" (5.2 x 2.9)

Opening from the hall this kitchen breakfast room is fitted with a range of wall and base units, work surfaces with tiled splash back, integrated fridge/freezer, electric oven and hob with extractor above, one and a half bowl stainless steel sink and drainer, plumbing for a washing machine, double glazed windows to the side, recessed spotlights, double glazed door to the rear garden and a central heating radiator.

## Landing

With stairs leading from the hall, doors to various rooms and loft access.

## Bedroom One

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

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

## Bedroom Two

11'1" x 9'10" (3.4 x 3)

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

## En Suite

With a door leading from the bedroom this modern fitted en suite has a shower cubicle, WC, wash hand basin, chrome heated towel rail, tiled walls, recessed spotlights, extractor fan and a double glazed window to the rear.

### Bedroom Three

10'5" x 6'10" (3.2 x 2.1)

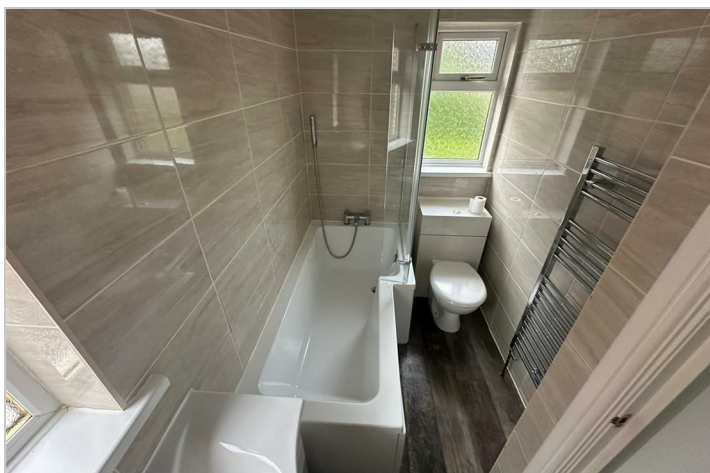
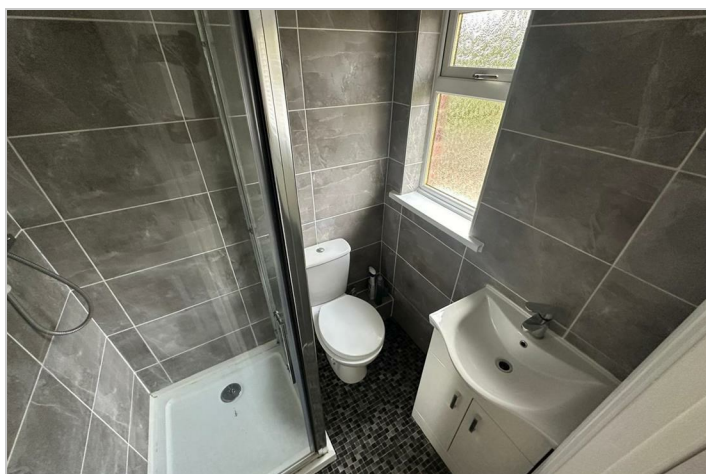
With a door leading from the landing, double glazed window to the front and a central heating radiator.

### Bathroom

With a door leading from the landing this modern bathroom has bath with shower over, WC, wash hand basin, chrome heated towel rail, tiled walls, recessed spotlights, extractor fan and double glazed windows to the side and rear.

### Garden

With access from the kitchen and lounge to a patio area with lawn beyond and gated side access.



Road Map



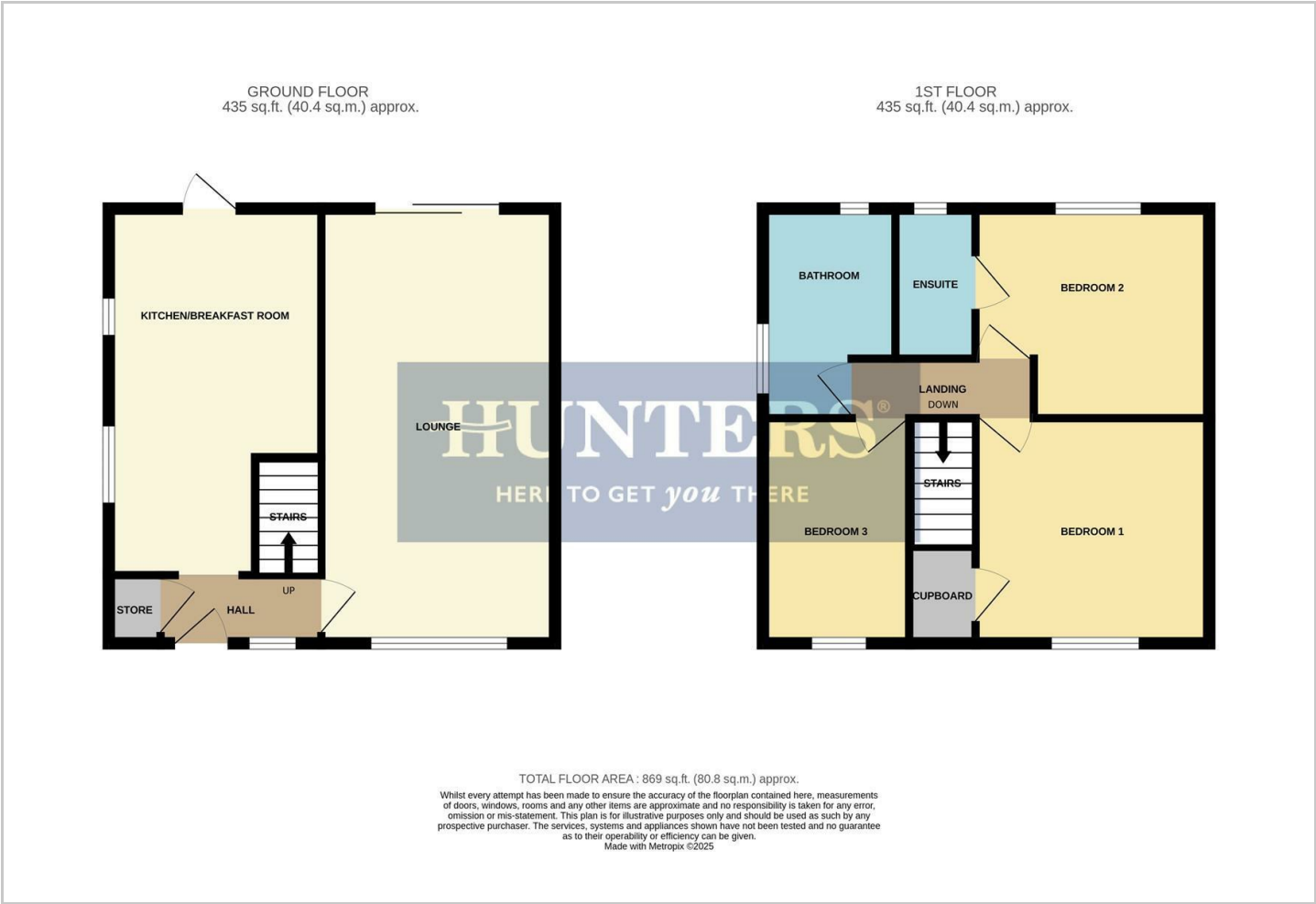
Hybrid Map



Terrain Map

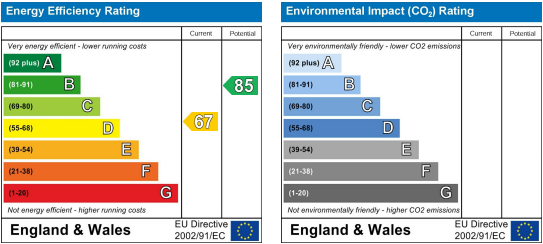


Floor Plan



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.