

# HUNTERS®

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## Belle Vue

Wordsley, DY8 5DB



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Offers Over £240,000



## Front of The Property

To the front of the property there is a dwarf wall with decorative wrought-iron railings, outside light and double glazed door leading to entrance hall.

## Entrance Hall

With double glazed door leading from the front of the property, further door leading to lounge diner and double glazed windows.

## Lounge Diner

20'8" x 11'9" (6.3 x 3.6)

With doors leading from entrance hall and inner hall, comfortable space for seating and dining, feature fire place with gas fire, laminate floor, double glazed windows and two central heating radiators.

## Inner Hall

12'5" x 5'2" (3.8 x 1.6)

With doors leading from lounge diner and kitchen breakfast room, stairs to first floor landing, under stairs storage cupboard, tiled floor, double glazed window to side and a central heating radiator.

## Kitchen Breakfast Room into Conservatory

10'9" x 17'4" max (3.3 x 5.3 max)

With doors leading from inner hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, bowl stainless steel sink, integrated oven with stainless steel cooker hood over, fridge freezer, space for breakfast table, tiled floor, double glazed windows and french doors leading to garden, vertical central heating radiator and electric storage heater.

## Landing

With stairs leading from inner hall, doors to various rooms, storage cupboard housing central heating boiler, double glazed window to side and a central heating radiator.

## Bedroom One

11'9" x 9'2" (3.6 x 2.8)

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

## Bedroom Two

10'9" x 8'6" (3.3 x 2.6 )

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

### Bedroom Three

10'9" x 5'10" (3.3 x 1.8 )

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

### Bathroom

With a door leading from landing, bath with shower over, fitted shower screen, WC, wash hand basin, tiled floor and walls, double glazed window to rear and a chrome heated towel rail.

### Garden

With double glazed french doors leading from conservatory to a patio seating area, dwarf wall with decorative wrought-iron railings, large lawn, shrub borders, shed and gated access leading to the front of the property.



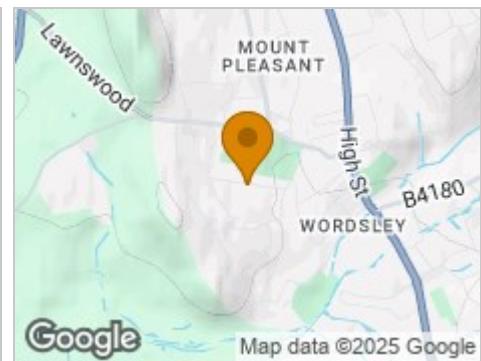
## Road Map



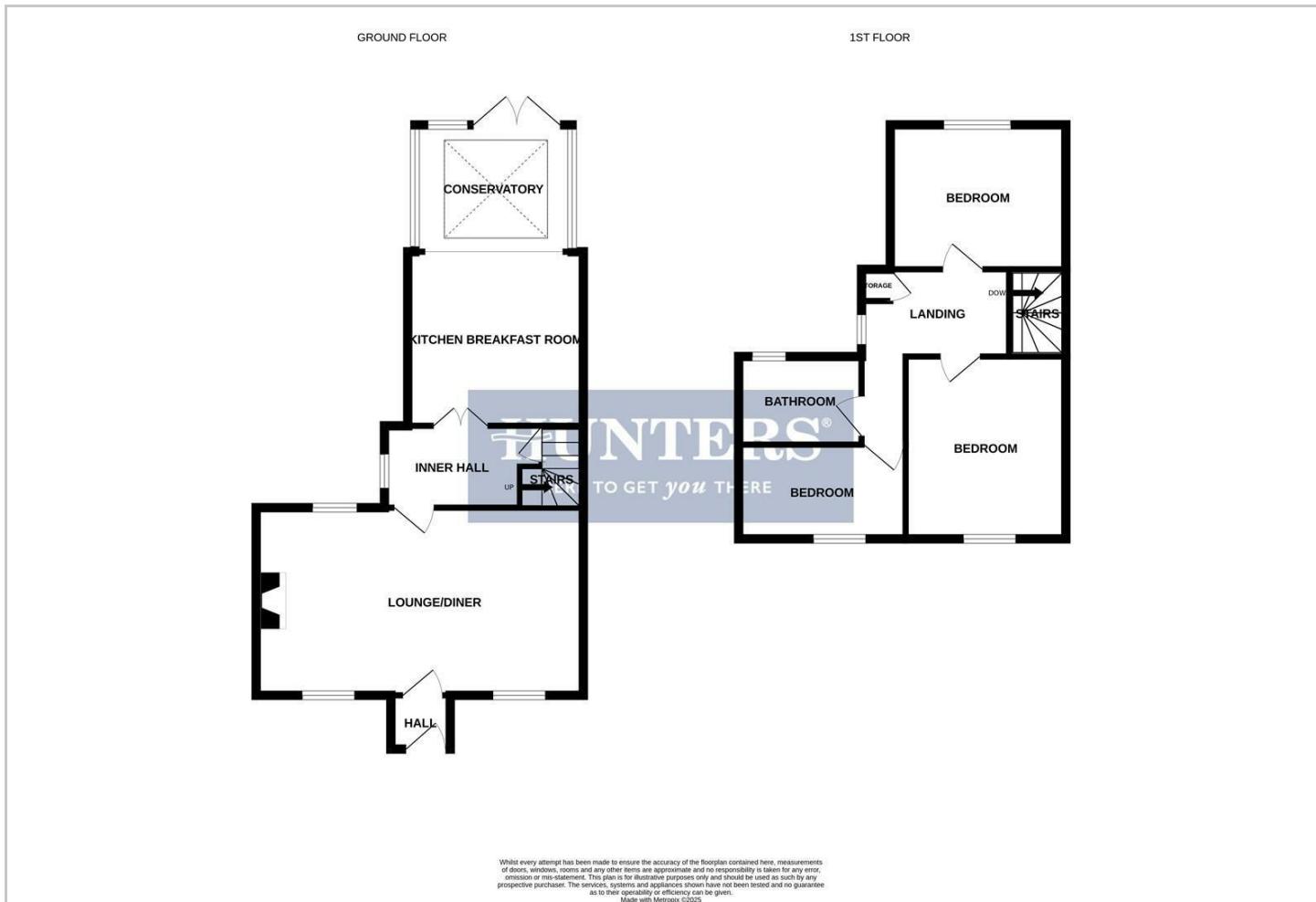
## Hybrid Map



## Terrain Map



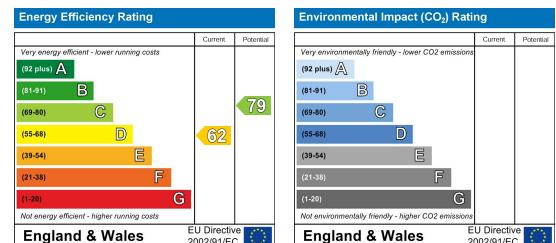
## Floor Plan



## 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.