

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodhill Drive

Wombourne, Wolverhampton, WV5 0DN

£159,000



Council Tax: A



# 12 Woodhill Drive

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£159,000



## Front of the Property

With a gate to front, path leading to door to side and further path providing access to the rear garden.

## Entrance Hall

With a door to front, door to stairs leading to the hall and a double glazed window to side.

## Utility Area / Store

With a door leading from the entrance hall, plumbing for washing machine and a double glazed window to front.

## Hall

With stairs leading from the entrance hall, doors leading to various rooms and storage cupboard.

## Kitchen

9'3" x 9'10" (2.84 x 3.01)

With a door leading from the hall, tiled floor, range of fitted wall and base units, worksurfaces over with matching upstands and tiled splash back, integrated oven with induction hob and stainless steel cooker hood above, plumbing for washing machine, one and a half bowl stainless steel sink and drainer, wall mounted boiler, double glazed window to rear and a central heating radiator.

## Lounge Dining Room

14'8" x 15'3" (4.48 x 4.66)

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

## Bedroom One

11'3" x 11'9" (3.43 x 3.6)

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

## Bedroom Two

10'1" x 9'8" (3.09 x 2.97)

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

## Bathroom

5'10" x 6'3" (1.8 x 1.93)

With a door leading from the hall, tiled walls and floor, walk in shower cubicle, WC and wash hand basin set into vanity unit, extractor fan, double glazed window to rear and a central heating radiator.

## Garden

With a path leading from the front, this private garden space has a lawn and mature borders.



## Road Map



## Hybrid Map



## Terrain Map



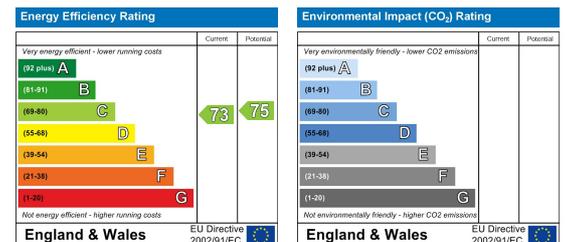
## Floor Plan



## 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.