

HUNTERS[®]

HERE TO GET *you* THERE



Planks Lane

Wombourne, WV5 8DX

£325,000



Council Tax: C



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Front Of The Property

With a tarmac driveway leading to storm porch, block paved edging and raised shrub borders.

Entrance Hall

With a double glazed door to front, doors to rooms, under stairs storage cupboard, stairs to the first floor landing and a central heating radiator.

Cloakroom

With a door from the entrance hall, WC, wash hand basin set into vanity unit, built in storage cupboard, extractor fan and a central heating radiator.

Lounge

12'10" x 12'0" (3.93 x 3.68)

With a door from the entrance hall, double glazed window to front, feature log burning stove, brick built surround and a central heating radiator.

Kitchen Diner

15'5" x 15'8" (4.7 x 4.78)

With a door from the entrance hall to an L shape dining area with double glazed french doors to rear, opening to a modern fitted kitchen with wall and base units, work surfaces with composite one and a half sink, integrated electric oven and hob, integrated fridge, freezer and dishwasher, breakfast bar, double glazed window to rear and recessed spotlights.

Utility/Study

6'3" x 11'11" (1.93 x 3.64)

With doors from the entrance hall and kitchen, fitted work surfaces, stainless steel sink, plumbing for washing machine, space for tumble dryer, recessed spotlights, extractor fan, a further double glazed door to the rear garden and a central heating radiator.

Landing

With stairs from the entrance hall, loft access, double glazed window to side and doors to various rooms.

Bedroom One

11'3" x 11'11" (3.44 x 3.65)

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

Bedroom Two

9'2" x 11'11" (2.8 x 3.64)

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

Bedroom Three

11'1" x 7'3" (3.38 x 2.21)

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

Bathroom

With a door from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, airing cupboard housing wall mounted boiler, double glazed window to rear and a chrome heated towel rail.

Garden

With access from the kitchen and utility to a patio seating area, steps up to lawn with mature shrub borders and a garden shed.



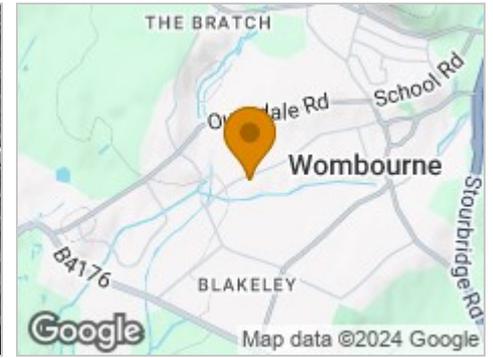
Road Map



Hybrid Map



Terrain Map

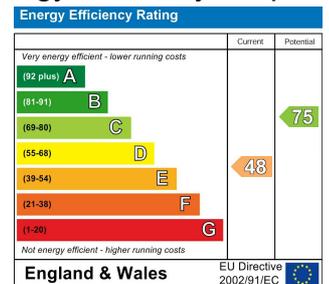


Floor Plan



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.