

# HUNTERS®

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## Fairfield Road

Wordsley, Stourbridge, DY8 5UJ



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£265,000



## Front of The Property

To the front of the property beyond double gates is a large chipping stone driveway providing ample off road parking, double glazed door to porch and gated side access to rear garden.

## Porch

With a double glazed door leading from the front of the property, double glazed windows and further door to entrance hall.

## Entrance Hall

With doors leading from porch and various rooms, stairs to first floor landing and a central heating radiator.

## Lounge Diner

23'3" x 10'9" max (7.1 x 3.3 max )

With a door leading from entrance hall, feature fire place with fitted electric fire, space for seating and dining, double glazed bay window to front, further double glazed french doors to rear and central heating radiators.

## Kitchen Diner/ Breakfast Room

17'4" x 14'1" (5.3 x 4.3)

With doors to various rooms, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, sink and drainer, integrated eye-level oven and grill, separate gas hob with stainless steel cooker hood over, space for dining table, American fridge freezer and dresser, useful storage cupboard, recessed spotlights, double glazed windows and door to rear garden and vertical column and central heating radiators.

## Wet Room

With a door leading from kitchen diner/ breakfast room, wall mounted shower, tiled floor and walls and a chrome central heating towel rail.

## WC

With a door leading from entrance hall, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor and a central heating radiator.

## Landing

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

## Bedroom One

15'5" x 9'6" max (4.7 x 2.9 max )

With a door leading from landing, built-in wardrobe, two double glazed windows to front and a central heating radiator.

## Bedroom Two

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

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

## Bedroom Three

12'9" x 10'2" (3.9 x 3.1 )

With a door leading from landing, eaves storage, skylight window and a central heating radiator.

## Shower Room

With a door leading from landing, shower cubicle with rainfall shower head and separate shower attachment, WC and wash hand basin set into vanity unit, tiled walls and floor, extractor, double glazed window to rear and a chrome central heating towel rail.

## Garden

With double glazed doors leading from lounge diner and kitchen diner/ breakfast room to a decked seating area, patio, garden shed and gated side access leading to the front of the property.



## Road Map



## Hybrid Map



## Terrain Map



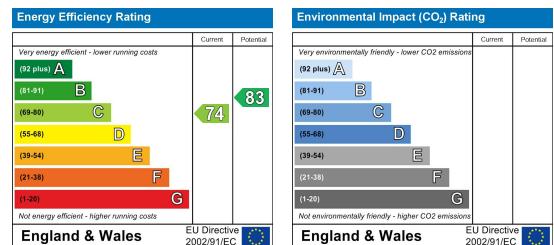
## Floor Plan



## 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.