

# HUNTERS®

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## George Street

Wordsley, DY8 5YN



Council Tax: A





# George Street

Wordsley, DY8 5YN

£210,000



## Front Of The Property

With a door leading to the lounge and path to gated side access leading to the rear garden.

## Lounge

11'9" x 11'1" (3.6 x 3.4)

With a door leading from the front, door to the dining room, electric fire with decorative surround and a central heating radiator.

## Cellar

11'9" x 11'1" (3.6 x 3.4)

With stairs leading from the dining room, power and light.

## Dining Room

12'9" x 11'5" (3.9 x 3.5)

With a door leading from the lounge, door to the cellar, opening to the kitchen, stairs to the first floor landing, double glazed door to rear and a central heating radiator.

## Kitchen

9'2" x 5'10" (2.8 x 1.8 )

Opening from the dining room, fitted wall and base units, work surfaces with tiled splashback, space for fridge freezer and cooker, stainless steel cooker hood, one and a half ceramic sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted boiler, laminate floor, two double glazed windows to side and a door to bathroom.

## Bathroom

With a door leading from the kitchen, bath with shower over, double glazed window to side, WC, wash hand basin and a central heating radiator.

## Landing

With stairs leading from the dining room, doors to rooms and stairs to the second floor.

## Bedroom One

12'9" x 11'1" (3.9 x 3.4)

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

### Bedroom Two

11'9" x 11'1" (3.6 x 3.4)

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

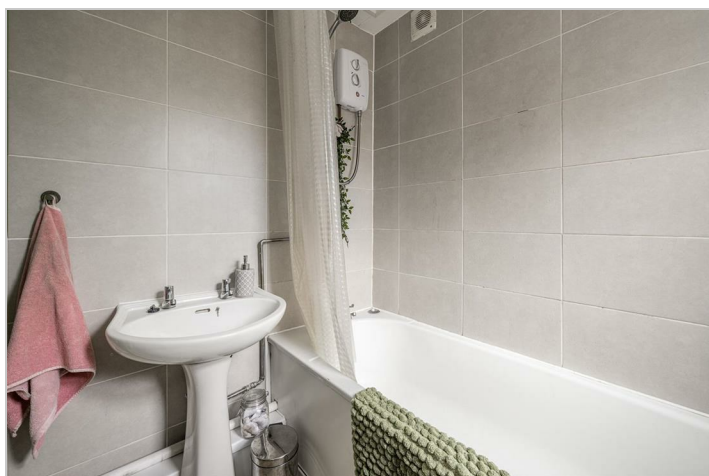
### Bedroom Three

14'9" x 11'1" (4.5 x 3.4)

With a door leading from the landing, skylight window, tiled floor, loft access, laminate floor and a central heating radiator.

### Garden

With a double glazed door from the dining room to a patio area with lawn beyond is bordered with mature shrubs, there is a further secluded patio area at the rear of the garden and gated side access leading to the front of the property.



Road Map



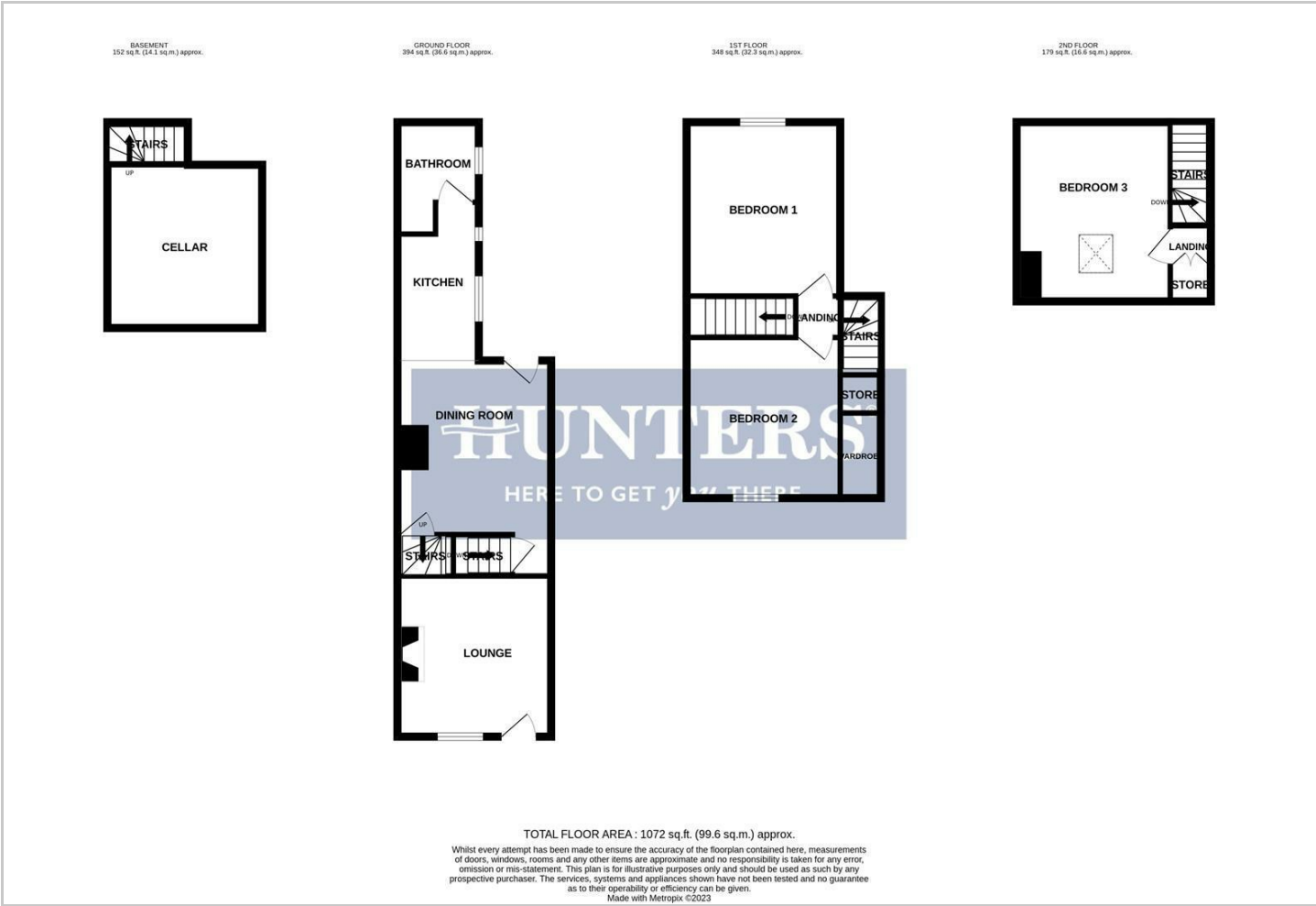
Hybrid Map



Terrain Map

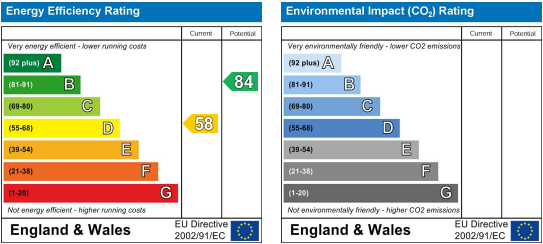


Floor Plan



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.