

HUNTERS®

HERE TO GET *you* THERE



Dawn Close

Wollaston, Stourbridge, DY8 4GF

£325,000



Council Tax: C



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Front Of The Property

With a tarmac driveway leading to garage, gated side access and lawn.

Entrance Hall

With a double glazed door to front, stairs to the first floor landing and door to kitchen diner.

Lounge

12'1" x 12'9" (3.7m x 3.9m)

With a door from the kitchen, double glazed french doors to rear with shutters and a central heating radiator.

Kitchen Diner

17'8" x 9'2" (5.4m x 2.8m)

With a door from the entrance hall, fitted with wall and base units, work surfaces with tiled splashback, integrated oven, gas hob, stainless steel cooker hood, larder cupboard, plumbing for washing machine, stainless steel sink and drainer, tiled floor, fridge freezer, recessed spotlights, doors to rooms, double glazed window to front with shutters and a central heating radiator.

WC

With a door from the kitchen diner, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to side and a central heating radiator.

Bedroom Two

12'1" x 12'9" (3.7m x 3.9m)

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

Bedroom Three

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

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

Bathroom

With a door from the landing, bath with shower over, shower cubicle, WC, wash hand basin, tiled splashback, part tiled walls, tiled floor, extractor fan and a central heating radiator.

First Floor Landing

With stairs from the entrance hall, stairs to the second floor landing, double glazed windows to front and side with shutters, doors to rooms and a central heating radiator.

Second Floor Landing

With stairs from the first floor, door to bedroom one, double glazed window to side and a central heating radiator.

Bedroom One

11'9" x 12'9" (3.6m x 3.9m)

With a door from the landing, door to en suite, shower cubicle, built in wardrobes, loft access, two double glazed skylight windows and a central heating radiator.

En Suite

7'10" x 9'2" (2.4m x 2.8m)

With a door from bedroom one, shower, WC, wash hand basin, tiled splashback, tiled floor, extractor fan, double glazed window to front with shutters and a central heating radiator.

Garden

With patio seating area, outdoor light, lawn beyond with shrub borders, gated side access and decorative stones.

Garage

With an up and over door to front, double glazed door to side, power and light.

Agents note

Estate charges £22.14 per month to Trinity Estates.



Road Map



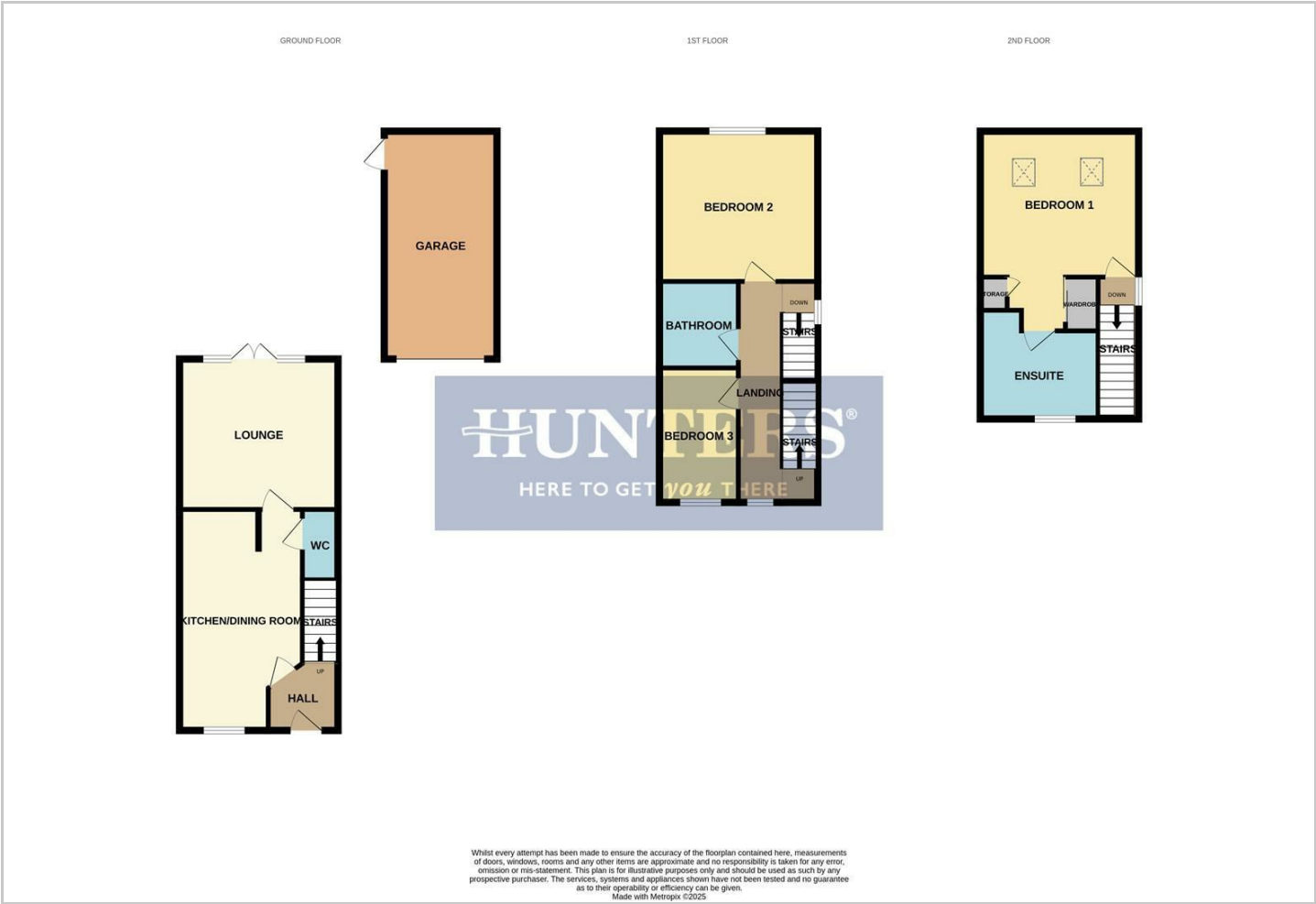
Hybrid Map



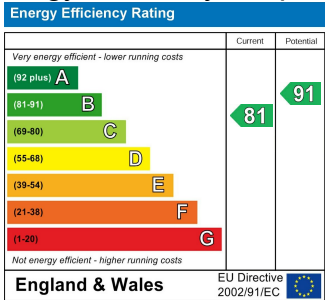
Terrain Map



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.