

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Primrose Hill

Wordsley, DY8 5AG

£250,000



# 1 Primrose Hill

Wordsley, DY8 5AG

£250,000



## FRONT OF THE PROPERTY

To the front of the property there is a fully gravelled driveway with steps leading to the front door, electric roller door leading to the garage and a gate to the side providing access to the rear garden.

## ENTRANCE HALL

With double glazed doors leading from the front, stairs to the first floor landing, door to lounge/sitting room and a central heating radiator.

## LOUNGE/SITTING ROOM

11'6" x 21'8" (3.5 x 6.6)

With a door leading from the hall, double glazed bay window to front, open to kitchen dining room and two central heating radiators.

## KITCHEN DINING ROOM

8'10" x 16'5" (2.7 x 5)

Open from the lounge/sitting room this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half stainless steel sink and drainer, space for cooker, doors to conservatory and utility room, two double glazed windows to rear and a central heating radiator.

## UTILITY ROOM

With a door leading from the kitchen dining room, work surface with tiled splash back, stainless steel sink, plumbing for a washing machine, double glazed window to the side, door to the cloakroom and a central heating radiator.

## CLOAKROOM

With a door leading from the utility room, WC and a central heating radiator.

## CONSERVATORY

6'3" x 9'2" (1.9 x 2.8)

With a door leading from the kitchen dining room, two double glazed sliding doors to front and rear and double glazed window to side.

## LANDING

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

## BEDROOM ONE

8'10" x 15'9" (2.7 x 4.8)

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



## BEDROOM TWO

10'9" x 11'1" (3.3 x 3.4)

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

## BEDROOM THREE

10'5" x 11'5" (3.2 x 3.5)

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

## BEDROOM FOUR

6'6" x 7'2" (2 x 2.2)

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

## BATHROOM

With a door leading from the landing this modern re fitted bathroom has a bath with waterfall shower and separate shower attachment, WC, wash hand basin, double glazed window to rear, part tiled walls and a central heating radiator.

## GARAGE

8'10" x 16'5" (2.7 x 5)

With an electric roller door to front, boiler, space for appliances, door and window to rear.

## GARDEN

With double glazed sliding doors from the conservatory to an artificial lawn, shrub borders, decked area and gate to side providing access to the front.



Road Map



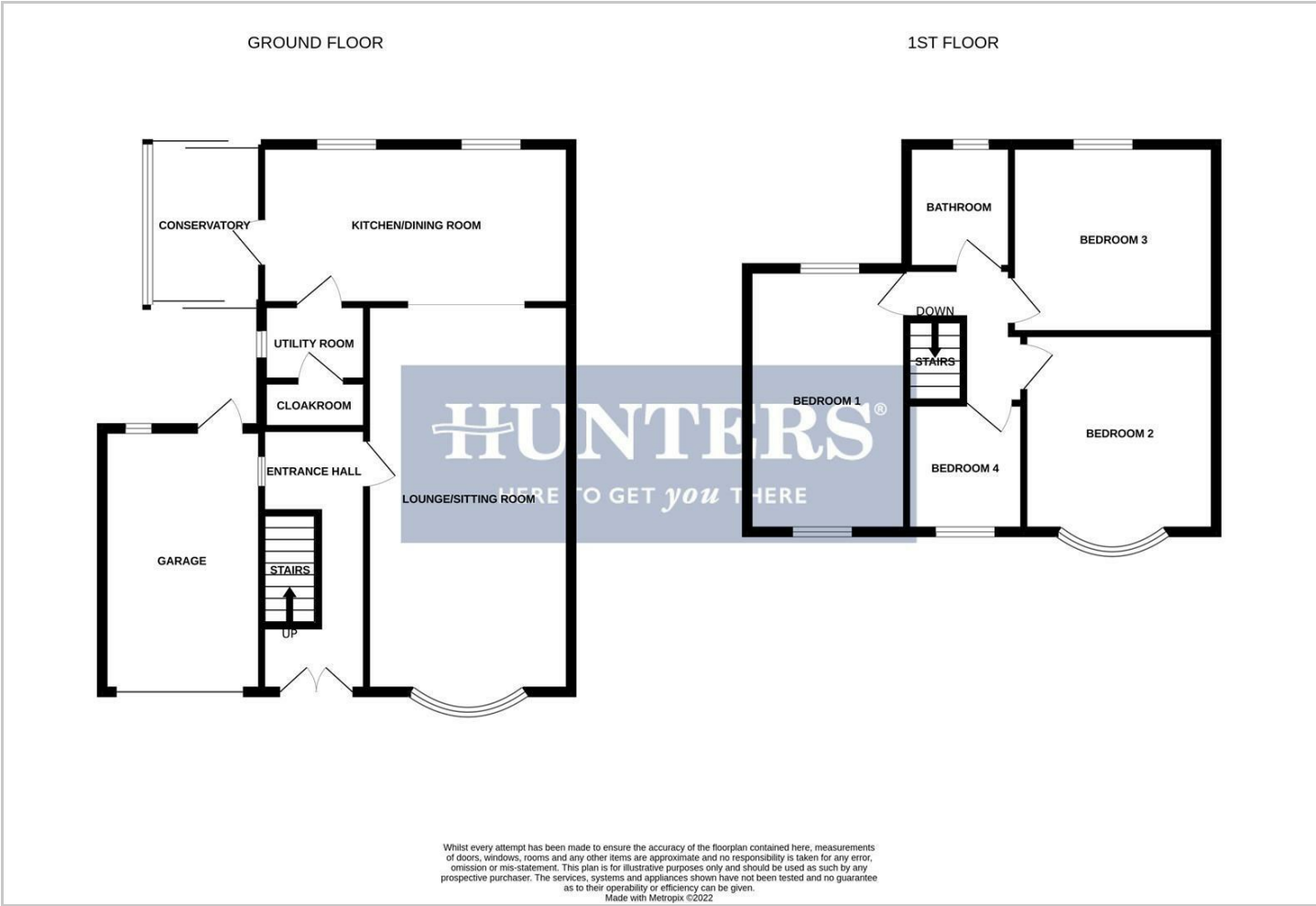
Hybrid Map



Terrain Map



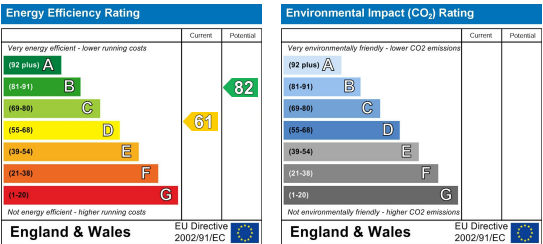
Floor Plan



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.