

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakfield Road

Wordsley, Stourbridge, DY8 5XS





# Oakfield Road

Wordsley, Stourbridge, DY8 5XS

Offers In Excess Of £350,000



## Front of The Property

With a tarmac driveway beyond dwarf wall, mature foregarden, outside light, up and over door leading to garage, double glazed sliding doors leading to porch and gated side access leading to rear garden.

## Porch

With double glazed sliding doors leading front of the property, double glazed windows and a double glazed stained glass door leading to entrance hall.

## Entrance Hall

With double glazed stained glass door leading from porch, stairs to first floor landing with feature spindles, ornate ceiling mouldings, decorative panelling and picture rail, doors to various rooms and a central heating radiator.

## Lounge

12'6" x 12'10 (3.81m x 3.91m)

With a door leading from entrance hall, feature fireplace with tiled hearth and gas fire, comfortable space for seating, decorative picture rail, double glazed bay window to front and a central heating radiator.

## Dining Room

11'4" x 11'2 (3.45m x 3.40m)

With a door leading from entrance hall, feature fireplace, space for dining table, decorative picture rail, double glazed sliding doors leading to conservatory and a central heating radiator.

## Conservatory

7'6" x 10' (2.29m x 3.05m )

With double glazed sliding doors leading from dining room, space for seating, wooden floor and double glazed windows and sliding doors leading to garden.

## Kitchen Breakfast Room

21'3" x 7'6 (6.48m x 2.29m)

With doors leading from entrance hall and utility, fitted with matching base units, work surfaces with tiled splashback, integrated oven and electric hob, space for fridge freezer, one and a half sink and drainer, storage cupboard, recessed spotlights, decorative panelling, two double glazed windows to side and two central heating radiators.

## Utility

13' x 6'3" (3.96m x 1.91m)

With doors leading from kitchen, cloakroom and garage, fitted with matching base units, work surfaces with tiled splashback, one and a half sink and drainer, plumbing for washing machine, space for further appliance, laminate floor, decorative panelling, double glazed door to rear, double glazed window to side and a central heating radiator.

## Cloakroom

With a door leading from utility, WC, decorative panelling, laminate floor and window to side.

Tel: 01384 443331

### Landing

With stairs leading from entrance hall with feature spindles, double glazed stained glass window to side, doors to various rooms and loft access.

### Bedroom One

11' x 10'2 (3.35m x 3.10m)

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

### Bedroom Two

11' x 10'1 (3.35m x 3.07m)

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

### Bedroom Three

8'8" x 7' (2.64m x 2.13m)

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

### Bathroom

With a door leading from landing, bath with shower over and fitted glass shower screen, WC, wash hand basin, tiled splashback, panelling and part tiled walls, recessed spotlights, double glazed window to rear, chrome heated towel rail and a central heating radiator.

### Garage

25'7" x 7'10" max (7.8 x 2.4 max)

With up and over door leading from the front of the property, window to side, light, power, useful storage space and door leading to utility.

### Garden

With access from the utility and conservatory to a patio seating area, steps leading down to well maintained lawns, mature shrub borders and trees, offers a private aspect, further chipping stone seating area, trellis, shed and vegetable patches, greenhouse, store, outside tap and gated side access leading to the front of the property.





Road Map



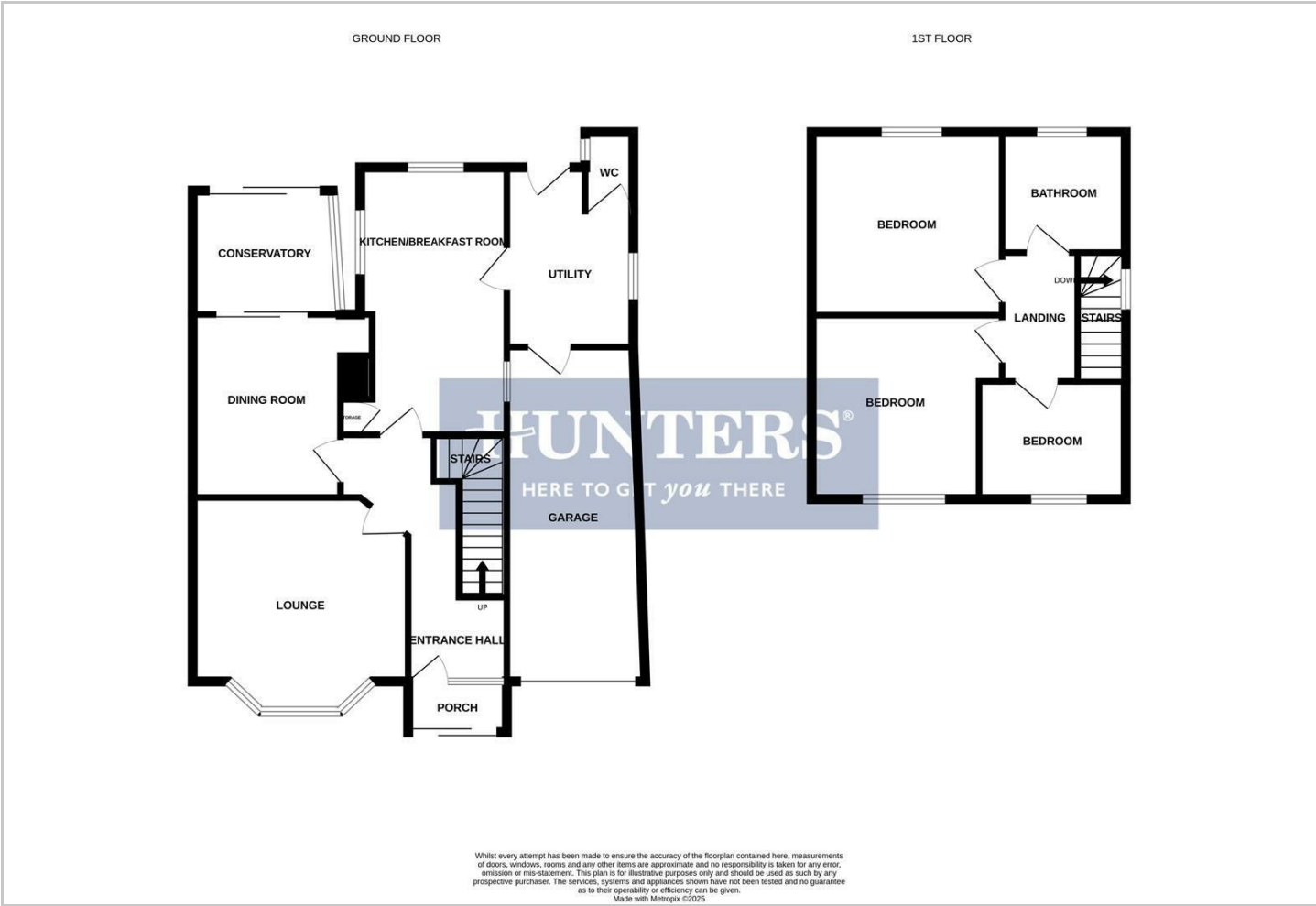
Hybrid Map



Terrain Map



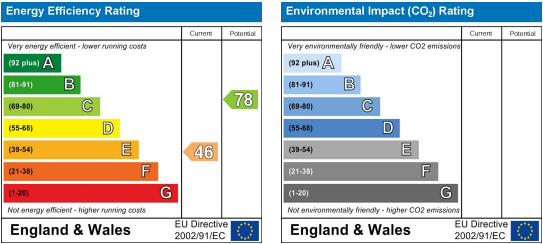
Floor Plan



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.