

# HUNTERS®

HERE TO GET *you* THERE



## Brook Street

Wordsley, DY8 5YW



# Brook Street

## Wordsley, DY8 5YW



### Front Of The Property

To the front of the property there is a dwarf wall, path with a double glazed door to the lounge and a further door to the side entry.

### Lounge

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

With a double glazed door to front, gas fire with decorative surround, double glazed window to front, door to kitchen breakfast room and a central heating radiator.

### Kitchen Breakfast Room

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

With a door leading from the lounge and opening to the sitting room this beautifully fitted kitchen has a range of solid oak wall and base units, solid oak work surfaces with tiled splashback, space for range cooker, stainless steel cooker hood, plumbing for washing machine and dishwasher, space for American style fridge freezer, belfast sink, stairs leading to the first floor, tiled floor and a central heating radiator.

### Sitting Room

14'5" x 6'6" (4.4 x 2)

Opening from the kitchen, recessed spotlights, double glazed doors to the rear garden, tiled floor, skylight window, doors to side entry and bathroom, recessed spotlights and a central heating radiator.

### Bathroom

With a door leading from the sitting room, this stunning bathroom is fitted with a roll top bath with claw feet, shower cubicle, WC, wash hand basin, double glazed window to rear, tiled floor, part tiled walls, storage cupboard housing boiler, recessed spotlights and a central heating radiator.

### Cellar

With stairs leading from the kitchen breakfast room.

### Landing

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

### Bedroom One

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

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

## Bedroom Two

11'9" x 8'2" (3.6 x 2.5)

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

## Bedroom Three

7'6" x 7'6" (2.3 x 2.3)

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

## Shower Room

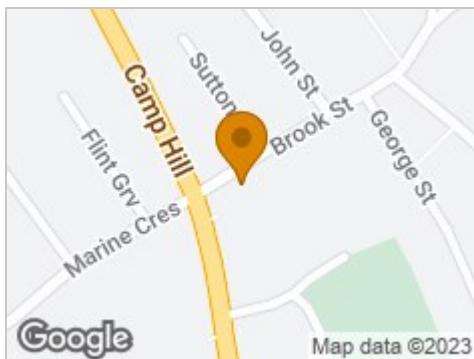
With a door leading from the landing this modern fitted shower room has a shower cubicle with waterfall shower head, WC, wash hand basin, recessed spotlights, extractor fan and a chrome heated towel rail.

## Garden

With access from the sitting room to a gravelled area with stepping stones leading to a patio with shrub borders, steps lead down to a raised and BBQ area, there are further steps to lawn with a lovely private patio area situated at the bottom of the garden, apple tree and various mature shrubs.



## Road Map



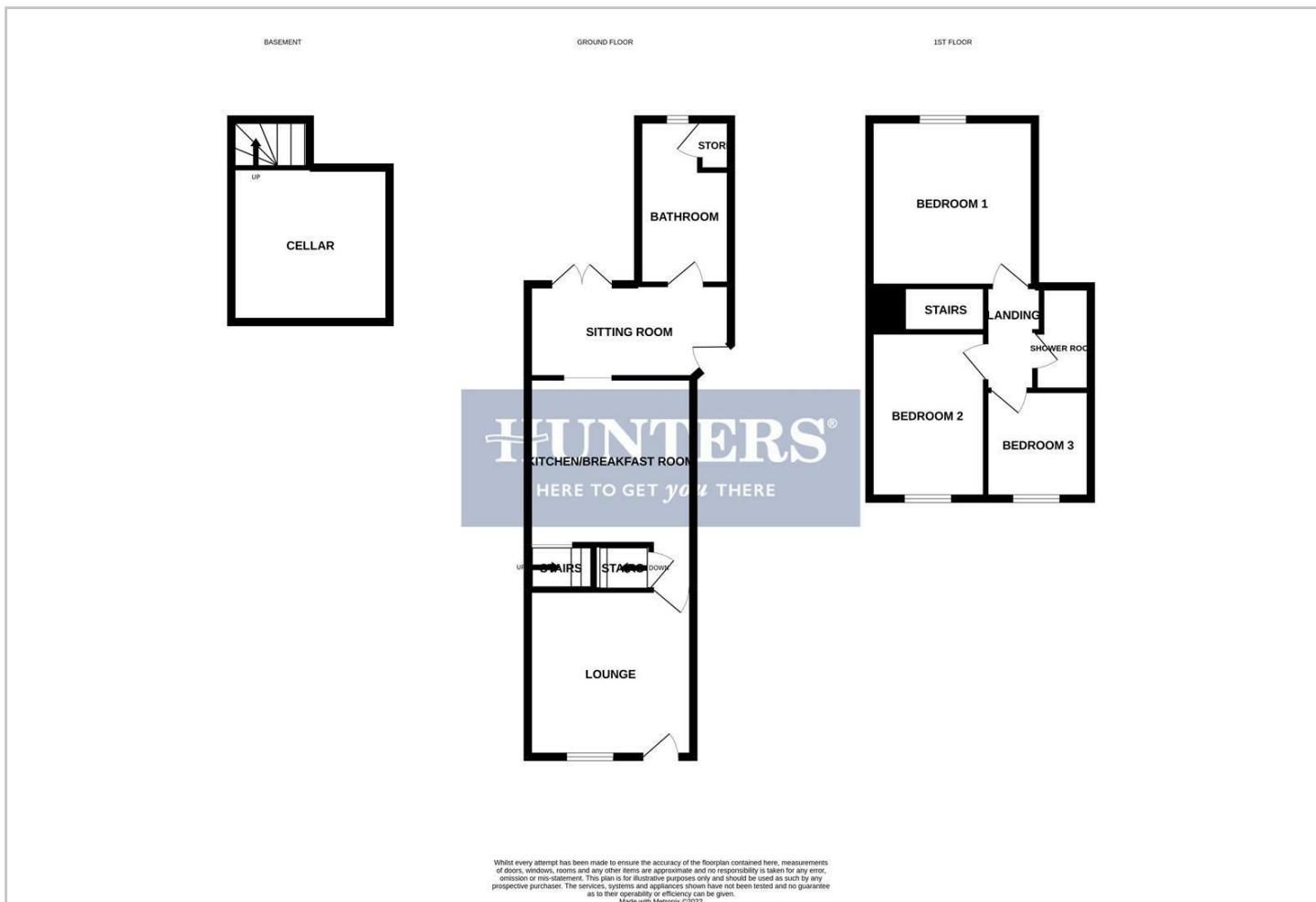
## Hybrid Map



## Terrain Map

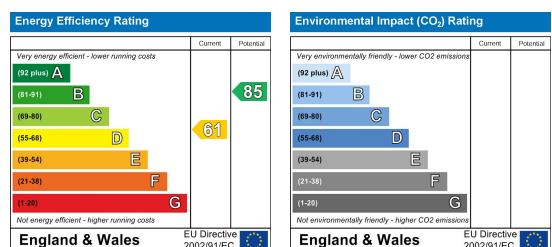


## Floor Plan



## 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.