

HUNTERS[®]

HERE TO GET *you* THERE



51 Belle Vue

Wordsley, DY8 5DB

Offers In Excess Of £260,000



51 Belle Vue

Wordsley, DY8 5DB

Offers In Excess Of £260,000



Front Of The Property

To the front of the property there is a driveway, up and over door leading to the garage and a door leading to the lounge.

Lounge

17'0" x 11'9" (5.2 x 3.6)

With a door leading to front, two windows to front, stairs to the first floor landing, fire place, door to sitting room and a central heating radiator.

Sitting Room

13'5" x 11'9" (4.1 x 3.6)

With a door leading from the lounge, two storage cupboards, fire place, windows to rear and side, door to kitchen dining room and a central heating radiator.

Kitchen Dining Room

15'5" x 8'10" (4.7 x 2.7)

With a door leading from the sitting room, fitted with a range of wall and base units, work surfaces with tiled splashback, double electric oven, gas hob with stainless steel cooker hood, stainless steel sink and drainer, space for fridge freezer, window to rear and door to utility.

Utility Room

8'10" x 5'10" (2.7 x 1.8)

With a door leading from the kitchen dining room, doors to front and rear, stainless steel sink, plumbing for washing machine and space for tumble dryer.

Landing

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

Bedroom One

14'1" x 11'9" (4.3 x 3.6)

With a door leading from the landing, two windows to front, storage cupboard, fitted wardrobes and a central heating radiator.

Bedroom Two

12'1" x 10'5" (3.7 x 3.2)

With a door leading from the landing, window to rear, storage cupboard, fitted wardrobes and a central heating radiator.

Bathroom

With a door leading from the landing, bath with shower attachment, wash hand basin, window to rear and a central heating radiator.

WC

With a door leading from the landing, WC and window to rear.

Garage

13'1" x 9'6" (4 x 2.9)

With an up and over door to front, doors to the inner hall with storage cupboard.

Wet Room

With a door from the inner hall, shower, WC, wash hand basin, tiled floor and central heating radiator.

Kitchenette

9'10" x 6'6" (3 x 2)

With a door leading from the inner hall, fitted with wall and base units, one and a half sink and drainer, doors to the conservatory and rear garden.

Conservatory

11'9" x 9'10" (3.6 x 3)

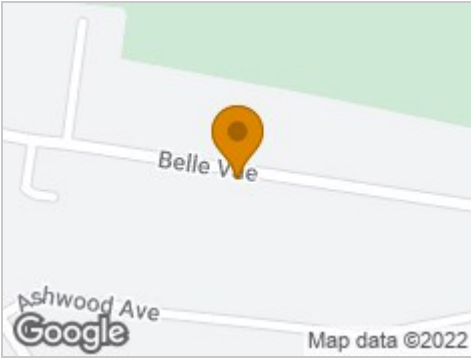
With two double glazed doors to rear, laminate floor, door to the kitchenette and a central heating radiator.

Garden

With access from the utility room this beautiful spacious rear garden which is split into two sections has a vast lawn with mature shrub borders and a patio area, to the rear of the garden there is an outbuilding and further garden area with trees.



Road Map



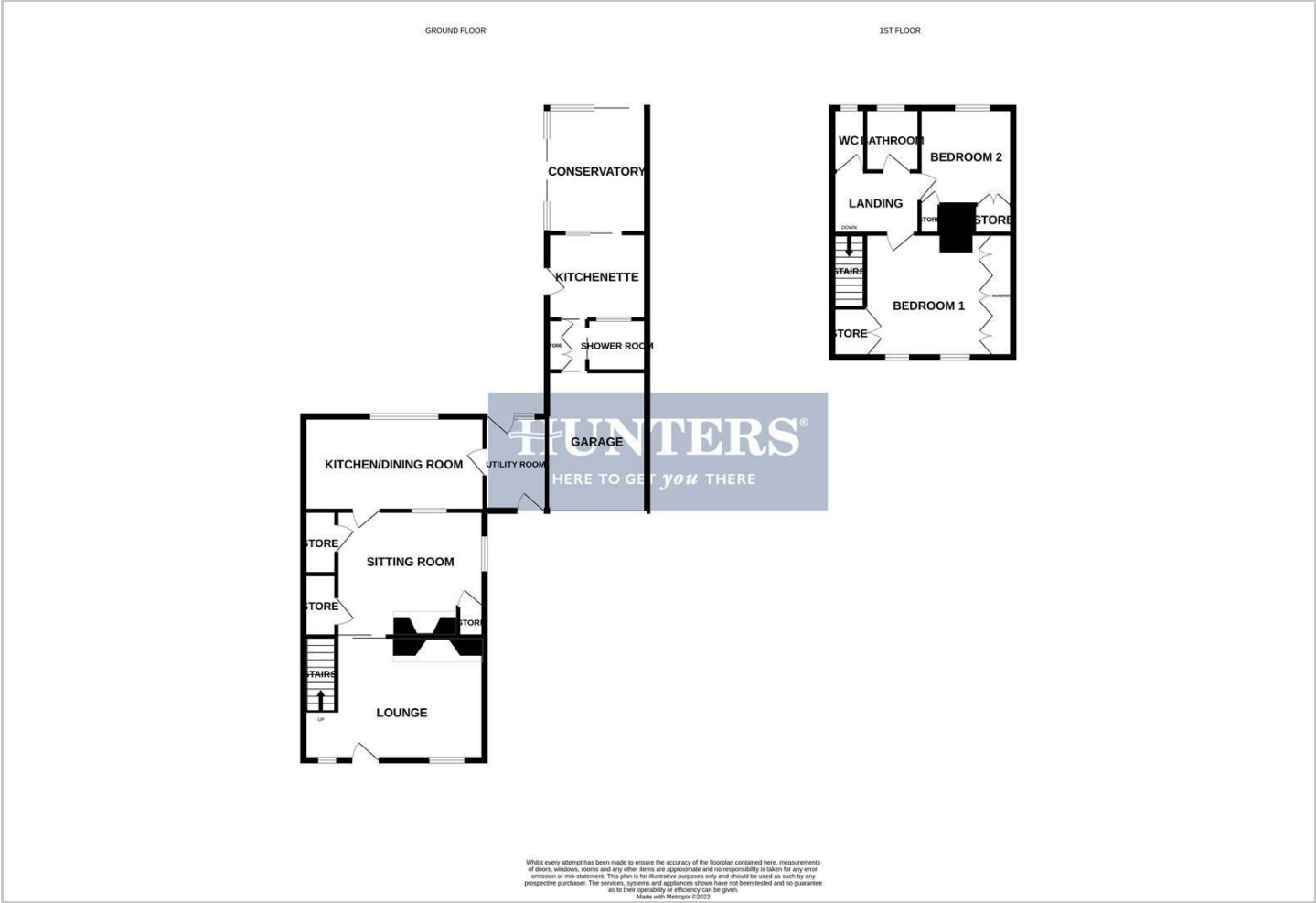
Hybrid Map



Terrain Map

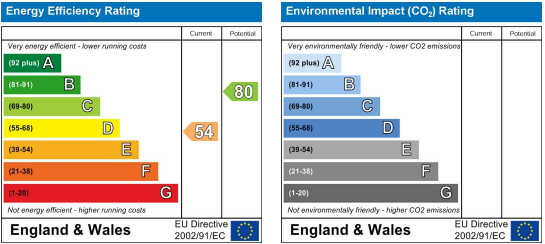


Floor Plan



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.