

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



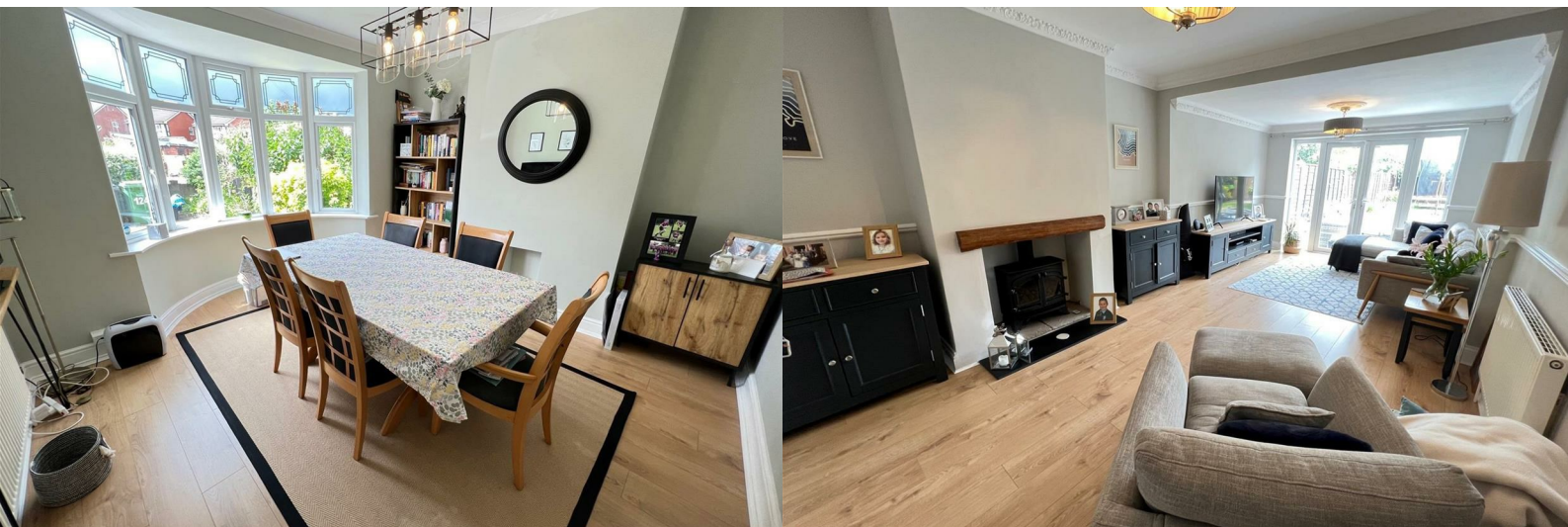
## High Street

Wollaston, Stourbridge, DY8 4NZ

£350,000



Council Tax: C



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## Front Of The Property

With a block paved driveway, shrub borders, leading to garage store and storm porch.

## Entrance Hall

With a double glazed door to front, tiled floor, stairs to the first floor landing, under stairs storage cupboard, doors to rooms and a central heating radiator.

## Dining Room

14'0" x 12'5" (4.28 x 3.81)

With a door leading from the entrance hall, double glazed bay window to front, laminate floor and a central heating radiator.

## Lounge

21'11" x 12'5" (6.7 x 3.8)

With a door leading from the entrance hall, gas effect log burner, tiled hearth, wooden mantle, double glazed french doors to rear, dado rail, laminate floor and two central heating radiators.

## Kitchen Breakfast Room

17'7" x 7'2" (5.36 x 2.19)

With a door leading from the entrance hall, fitted with a range of modern wall and base units, work surfaces with matching splashback, one and a half sink and drainer, integrated double oven. electric hob, stainless steel cooker hood, integrated dishwasher, space for tall fridge freezer, tiled floor, recessed spotlights, space for breakfast table, two double glazed windows to side, double glazed french doors to rear and a vertical central heating radiator.

## Utility

With a door leading from the entrance hall, door to garage/store, fitted with base units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, door to cloakroom, double glazed window to rear, double glazed door to rear, recessed spotlights and a central heating radiator.

## Cloakroom

With a door leading from the utility, WC, wash hand basin, tiled floor, tiled splashback and recessed spotlights.

## Landing

With stairs leading from the entrance hall, stairs to the second floor, double glazed door to side and doors to rooms.

## Bedroom Two

13'9" x 12'6" (4.21 x 3.82)

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

### Bedroom Three

11'1" x 11'7" (3.38 x 3.55)

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

### Bedroom Four

6'6" x 6'3" (2 x 1.92)

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, bath, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

### Master Bedroom

15'7" x 11'9" (4.75 x 3.59)

With stairs and a door leading from the second floor landing, three skylight windows to rear, range of fitted wardrobes, door to en suite and a central heating radiator.

### En Suite

With a door leading from the master bedroom, modern shower cubicle, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor fan, skylight window to rear and underfloor heating.

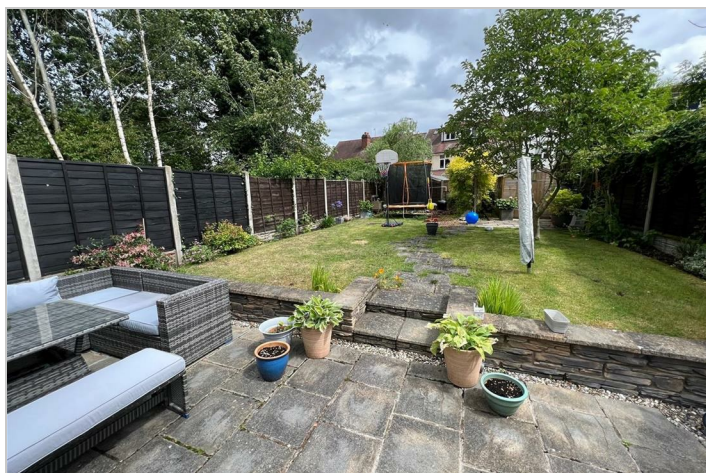
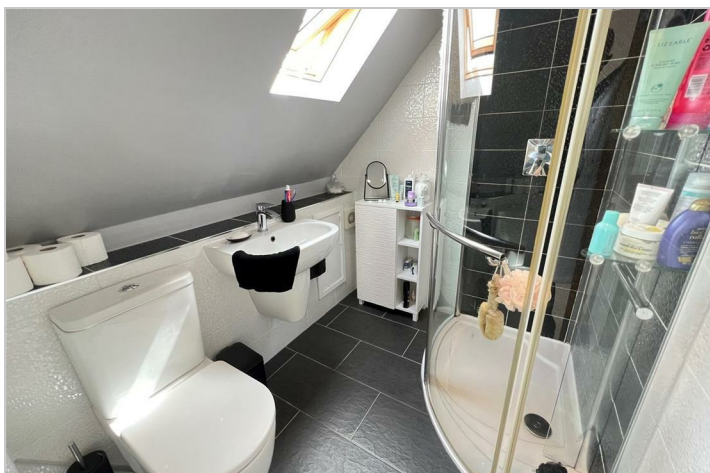
### Garden

With access from the lounge and kitchen to a patio area, steps leading up to a good size lawn, shrub borders, outdoor lighting, outside tap, power points and a garden shed to rear.

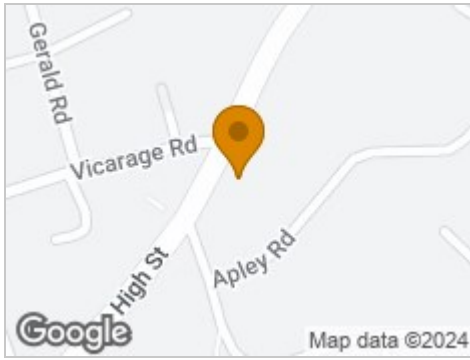
### Garage Store

7'9" x 7'3" (2.38 x 2.23)

With an electric garage door to front, power, light, wall mounted boiler and door to utility.



## Road Map



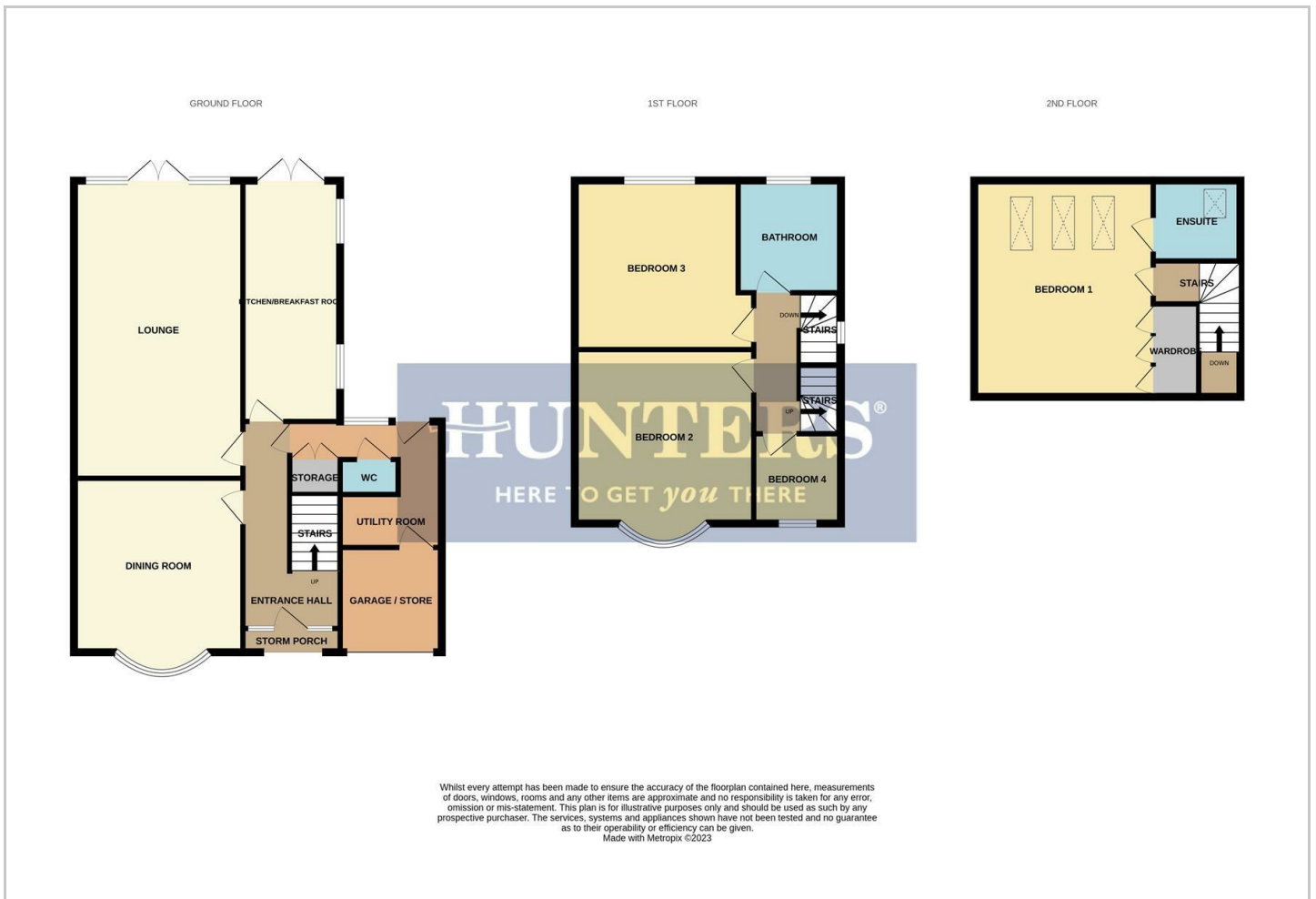
## Hybrid Map



## Terrain Map



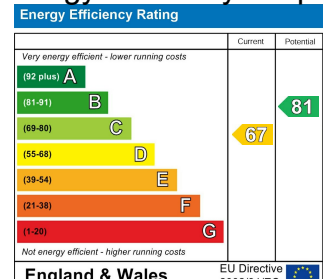
## Floor Plan



## 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.