

HUNTERS®

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Richmond Grove

Wollaston, DY8 4SF



Council Tax: C



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Wollaston, DY8 4SF

£400,000



Front Of The Property

To the front of the property there is a resin driveway with paved border, front lawn, paved pathway with stone border leading to the storm porch which has recessed spotlights, there is a wrought iron gate leading to the rear garden and an up and over door leading to the garage.

Hall

8'6" x 5'10" (2.6 x 1.8)

With a double glazed composite door leading from the side of the property, stairs to the first floor, doors to rooms, wood effect laminate flooring, double glazed window to the side and a central heating radiator.

Lounge

14'1" x 12'5" (4.3 x 3.8)

With a door leading from the entrance hall, wall mounted electric fire, central heating radiator and double glazed window to front.

Bedroom Three/Sitting Room

10'9" x 10'9" (3.3 x 3.3)

With a door leading from the entrance hall this versatile room has a double glazed window to front, wood effect laminate flooring and a central heating radiator.

Kitchen Dining Room

23'3" x 16'0" (7.1 x 4.9)

With a door leading from the entrance hall this stunning open plan kitchen dining room is fitted with a range of soft close wall and base units, solid oak work surfaces, centre island with breakfast bar, integrated electric oven, gas hob with stainless steel cooker hood above, integrated dishwasher, washing machine, tumble dryer and fridge, one and a half bowl stainless steel sink and drainer, double glazed patio doors leading to the rear garden, further double glazed door to rear, double glazed windows to the rear and side, wood effect laminate flooring, wall mounted boiler, space for american fridge/freezer, recessed spotlights and two central heating radiators.

Bathroom

With a door leading from the entrance hall, bath with shower over, WC, wash hand basin, chrome heated towel rail, double glazed window to the side, recessed spotlights, tiled flooring and part tiled walls.

Landing

12'9" x 6'2" (3.9 x 1.9)

With stairs leading from the entrance hall, this landing has useful office space, double glazed window to side, doors leading to both bedrooms and a central heating radiator.

Bedroom One

14'5" x 11'5" (4.4 x 3.5)

With a door leading from the first floor landing, fitted wardrobes, double glazed window to side, central heating radiator and a door leading to the en suite.

En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, extractor fan, recessed spotlights and part tiled walls.

Bedroom Two

9'10" x 7'10" (3 x 2.4)

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

Garden

Having been expensively landscaped, this gorgeous private rear garden has a lovely resin patio with wrought iron railings, there is a decked seating area with steps leading down to the lower level. The lower level has a lawn with mature shrub borders, path which leads to a secluded patio area with pergola and calming water feature. There is a door leading to the garage and a wrought iron gate leading to front of the property.

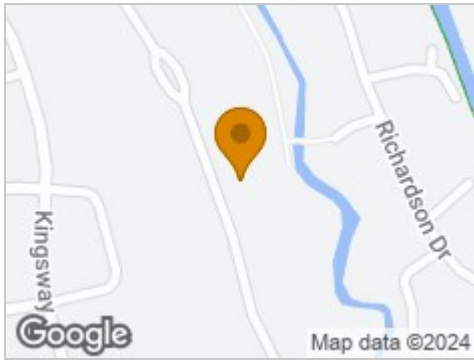
Garage

17'0" x 7'10" (5.2 x 2.4)

With an up and over door leading from the driveway, power, lighting and a door to the garden.



Road Map



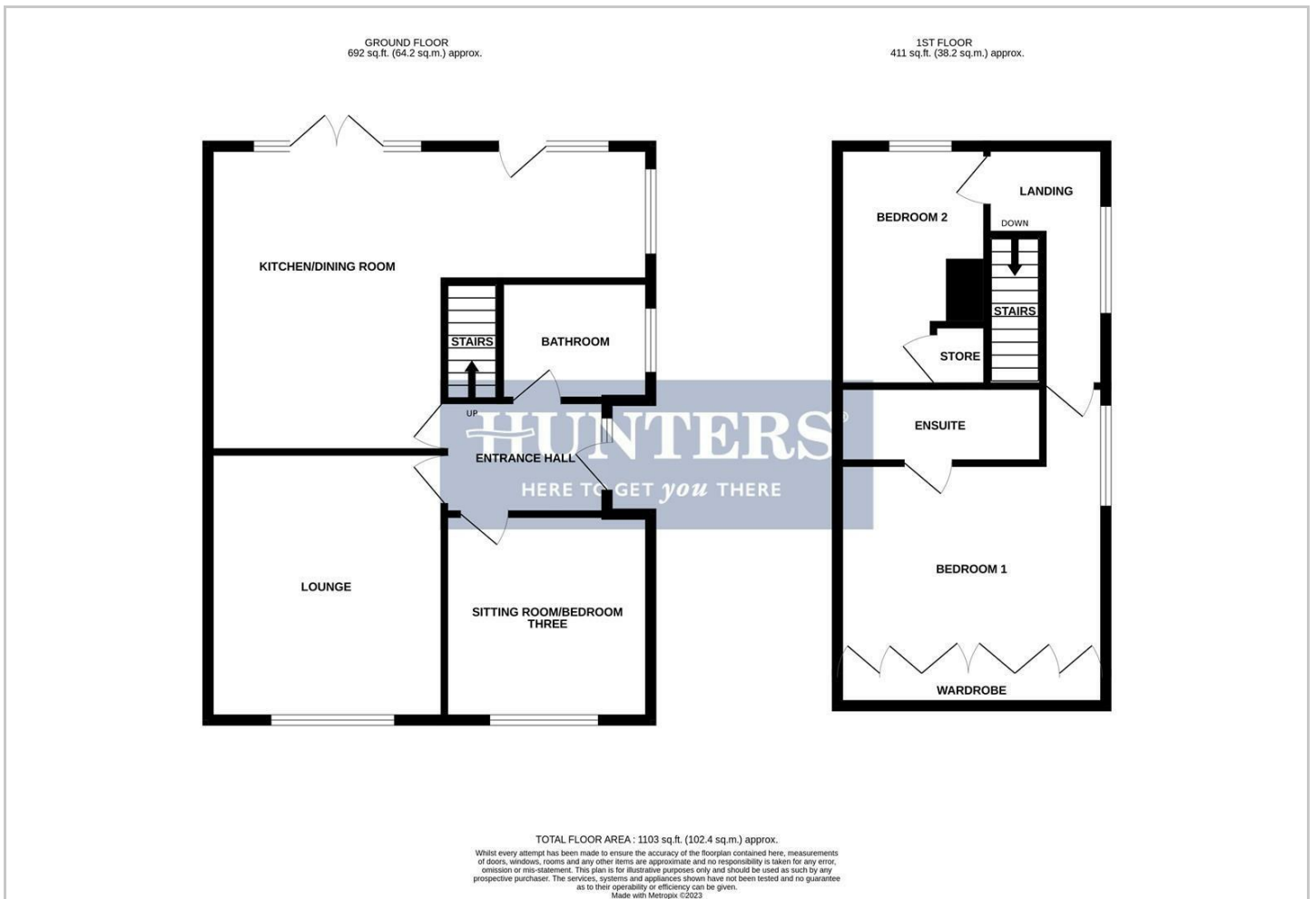
Hybrid Map



Terrain Map

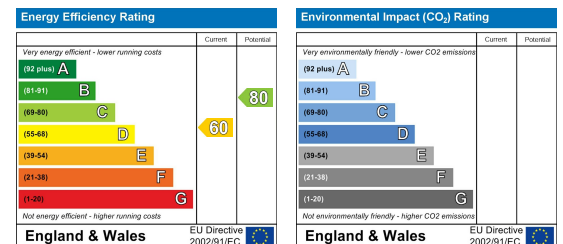


Floor Plan



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.