

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Wollaston, DY8 4NJ



Council Tax: A



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## Front Of The Property

To the front of the property is a small block paved driveway, steps leading to a side passage with gated side access and a double glazed door to side leading to the entrance hall.

## Entrance Hall

With a double glazed door to side, stairs to the first floor landing and the cellar, solid wood floor and doors to rooms.

## Lounge

11'9" x 10'9" (+bay) (3.6 x 3.3 (+bay))

With a door from the entrance hall, feature beam and tiled hearth, double glazed bay window to front and a central heating radiator.

## Dining Room

11'9" x 11'5" (3.6 x 3.5)

With a door from the entrance hall, opening to kitchen, log burner with tiled hearth, double glazed doors to rear, solid wood floor and a central heating radiator.

## Kitchen

15'1" x 6'2" (4.6 x 1.9)

Opening from the dining room this kitchen is fitted wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, electric oven, induction hob, integrated dishwasher, space for fridge freezer, plumbing for washing machine, space for tumble dryer, double glazed window to side, tiled floor, recessed spotlights, door to the sitting room and a central heating radiator.

## Sitting Room

9'10" x 9'10" (3.00 x 3.00)

With a door from the kitchen, double glazed window to side, double glazed doors to rear, tiled floor, door to shower room and a central heating radiator.

## Shower Room

With a door from the sitting room, shower cubicle, WC, wash hand basin, double glazed window to side, tiled floor, recessed spotlights and a central heating radiator.

## Cellar

11'9" x 10'9" (3.6 x 3.3)

With a door from the entrance hall, power, light and a central heating radiator.

## Landing

With stairs from the entrance hall, stairs to the 3rd bedroom and doors to rooms.

## Bedroom One

11'9" x 11'5" (3.6 x 3.5)

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

## Bedroom Two

10'9" x 9'10" (3.3 x 3)

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

## Bathroom

With a door from the landing, shower cubicle, bath with separate shower attachment, WC, wash hand basin, double glazed window to front and a heated towel rail.

## Bedroom Three

17'4" x 11'5" (5.3 x 3.5)

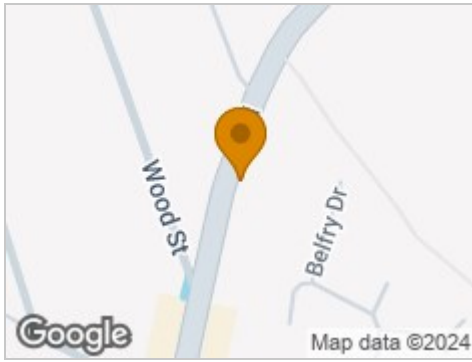
With stairs and a door leading from the landing, skylight window, storage cupboard, eaves store and a central heating radiator.

## Garden

With access from the dining room and sitting room this rear garden has a patio with lawn beyond with further patio to the rear of the garden with shed and a gate to the side providing access to the front of the property.



## Road Map



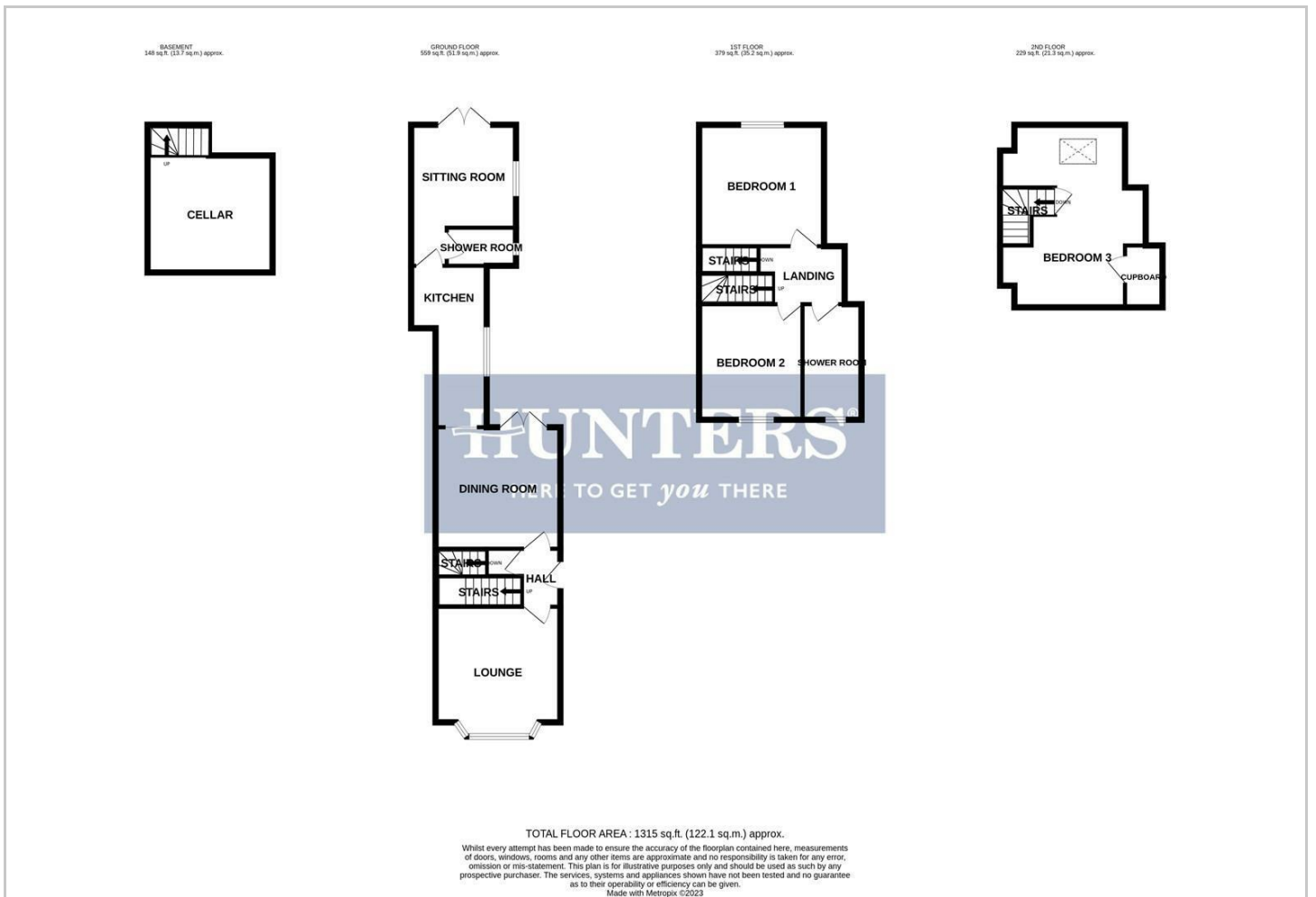
## Hybrid Map



## Terrain Map

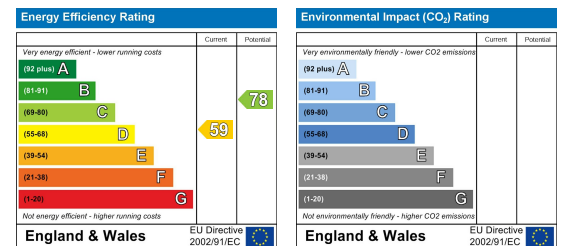


## Floor Plan



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.