

HUNTERS[®]

HERE TO GET *you* THERE



Rothesay Drive

Wordsley, DY8 5ER



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Offers In The Region Of £254,000



Front of The Property

With a block paved driveway leading from the front of the property, up and over door to garage, well maintained lawn and gated side access leading to the rear garden.

Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms and open to kitchen, stairs to first floor landing and a central heating radiator.

Lounge

17'4" x 9'10" (5.3 x 3)

With a door leading from the entrance hall, open to dining room, space for seating, feature fireplace with gas fire, double glazed window to rear and a central heating radiator.

Dining Room

8'6" x 6'10" (2.6 x 2.1)

Open from the lounge, space for dining table, laminate floor, double glazed windows and french doors to garden and a central heating radiator.

Kitchen

12'1" x 6'2" (3.7 x 1.9)

Open from the entrance hall, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob, stainless steel cooker hood over, space for dishwasher, recessed spotlights, double glazed bow window to front and a central heating radiator.

Landing

With stairs leading from the entrance hall, double glazed window to side, doors to various rooms and loft access.

Bedroom One

13'1" x 8'10" max (4 x 2.7 max)

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

Bedroom Two

9'10" x 8'2" (3 x 2.5)

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

Bedroom Three

8'10" x 8'6" max (2.7 x 2.6 max)

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

Bathroom

With a door leading from the landing, P shaped bath, waterfall shower head and separate shower attachment, fitted shower screen, WC and wash hand basin set into vanity unit, tiled floor and walls, storage cupboard, double glazed window to front and a chrome heated towel rail.

Garage

15'8" x 7'2" (4.8 x 2.2)

With doors leading from the front of the property, door to the entrance hall, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, double glazed window to side, power and light.

Garden

With double glazed french doors leading from the dining room to a patio seating area, artificial lawn, steps up to raised terrace with shrub borders, trellis and gated side access leading to the front of the property.



Road Map



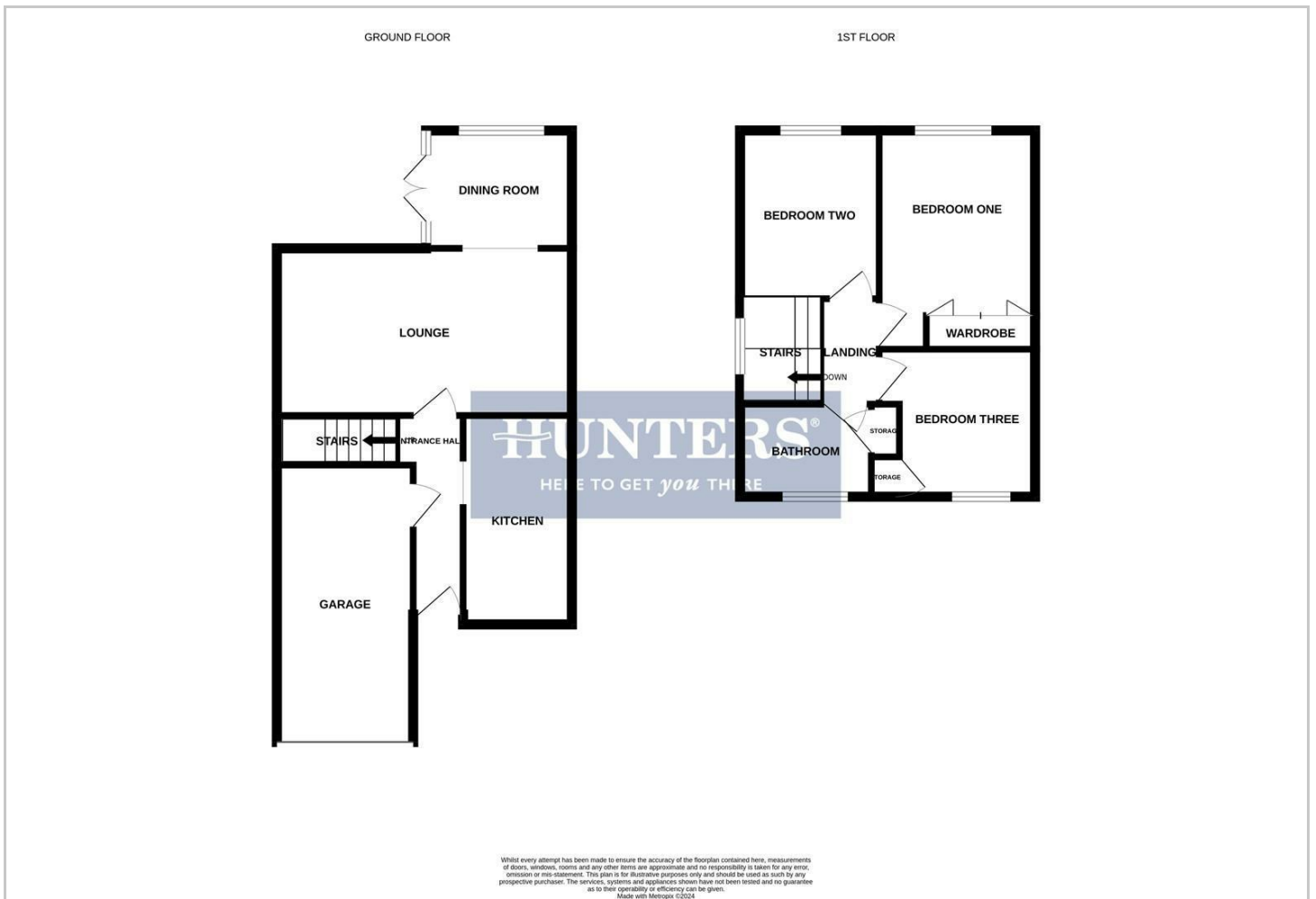
Hybrid Map



Terrain Map



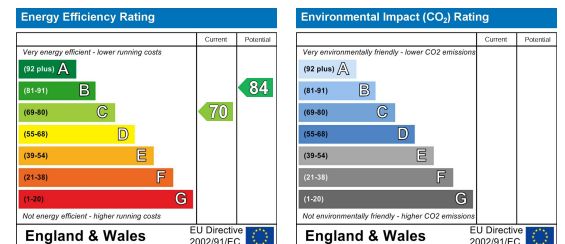
Floor Plan



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.