

# HUNTERS<sup>®</sup>

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## Wood Street

Wollaston, DY8 4NN

Offers In The Region Of £500,000



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Council Tax: D



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Wollaston, Stourbridge, DY8 4NN

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## Front Of The Property

With a block paved driveway leading to detached double garage, path to front door, gated access to both sides, lawn and outdoor lighting.

## Reception Hall

With a double glazed door to front, doors to rooms, airing cupboard housing boiler and a central heating radiator.

## Lounge

20'4" x 10'9" (6.2 x 3.30)

With a door from the reception hall, double glazed bow window to front, double glazed patio doors to rear, double glazed window to side, electric fireplace with decorative surround, wall lights, Amtico floor and two central heating radiators.

## Kitchen

11'2" x 10'10" (3.42 x 3.32)

With a door from the reception hall, fitted with wall and base units, work surfaces with tiled splashback, integrated double oven, five ring gas hob, stainless steel sink and drainer, integrated dishwasher and fridge freezer, double glazed window to rear, double glazed door to rear, space for breakfast table, Amtico floor and a central heating radiator.

## Dining Room/Bedroom Three

9'10" x 14'1" (3.01 x 4.31)

With a door from the reception hall, double glazed window to rear, Amtico floor and a central heating radiator.

## Bedroom One

9'10" x 14'1" (3.01 x 4.31)

With a door from the reception hall and to the en suite, double glazed bow window to front, air conditioning unit, Amtico floor and a central heating radiator.

## En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin, bidet, tiled walls, double glazed window to side, tiled floor, extractor fan and a heated towel rail.

## Bedroom Two

13'11" x 8'10" (4.25 x 2.71)

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

## Bathroom

With a door from the reception hall, P shape bath with shower over, WC, wash hand basin set into vanity unit, tiled floor and walls, double glazed window to side, recessed spotlights and a chrome heated towel rail.

## Lawful Development Loft Conversion

With external stairs from the rear of the property leading to a double glazed door to entrance hall.

## Entrance Hall

With doors to rooms, eaves storage and a central heating radiator.

## Bathroom

With a door from the entrance hall, bath, WC, wash hand basin, window to rear, eaves storage and a central heating radiator.

## Potential Kitchenette

5'2" x 5'10" (1.6 x 1.8)

With a door from the entrance hall, space for appliances and a double glazed skylight window to rear.

## Lounge

12'11" x 14'11" (3.94 x 4.57)

With a door from the entrance hall and to the bedroom, double glazed skylight window to rear, eaves storage, wall lights and a central heating radiator.

## Bedroom

13'1" x 10'10" (4 x 3.31)

With a door from the lounge, double glazed skylight window to rear, eaves storage and a central heating radiator.

## Garden

With access from the kitchen and lounge to a block paved patio with raised shrub borders, outside tap, outdoor lighting, gated access to both sides, summerhouse and a wooden pagoda providing a shaded seating area.

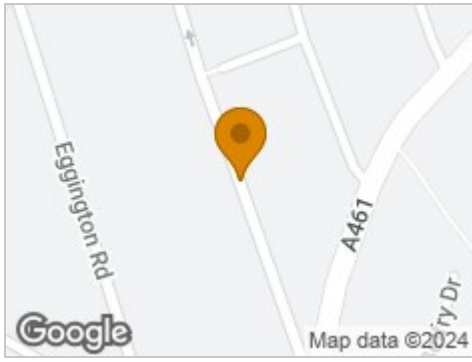
## Double Garage

16'4" x 15'8" (5 x 4.8)

With a double garage door to front, window to side, door to side, power and light.



## Road Map



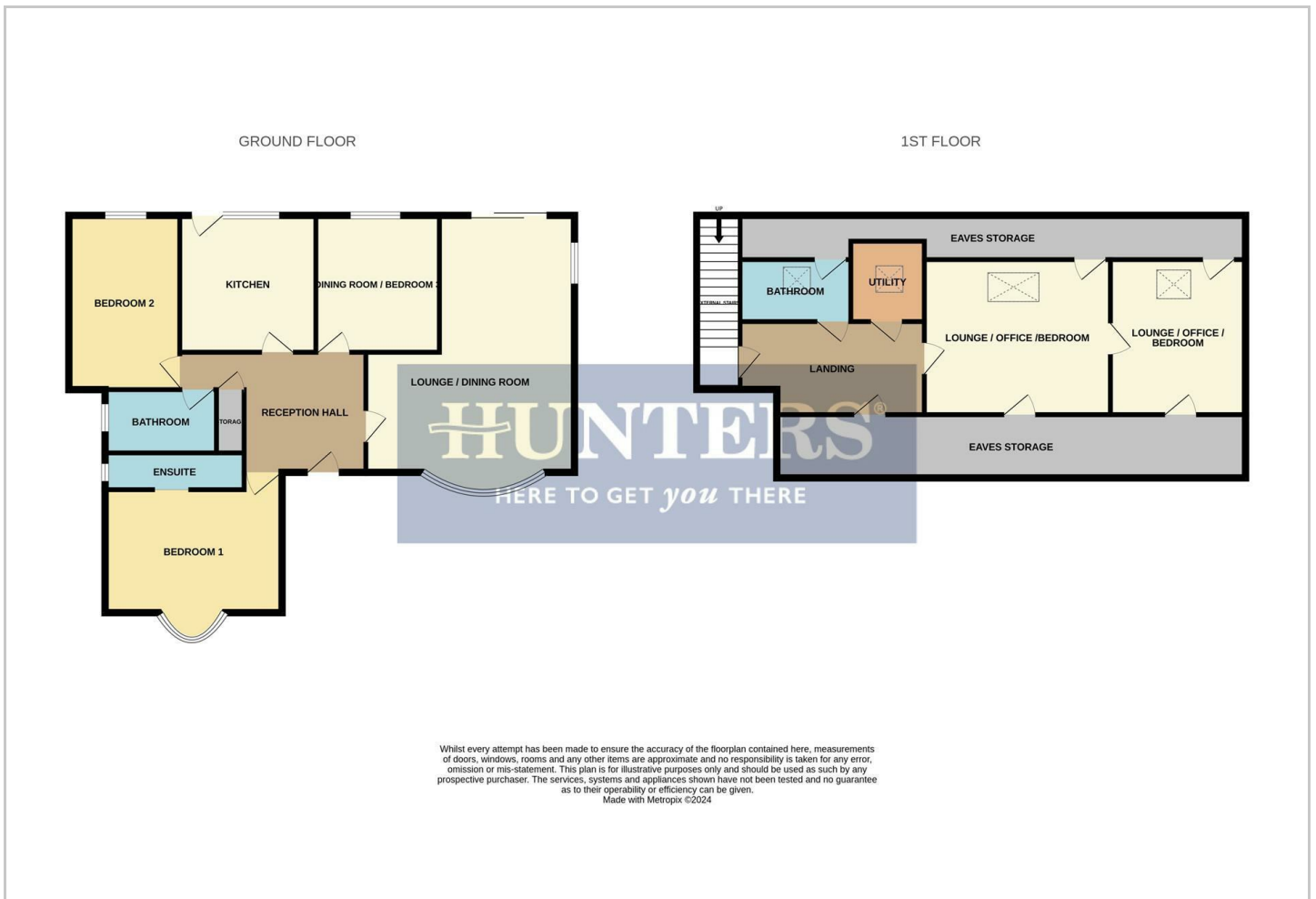
## Hybrid Map



## Terrain Map



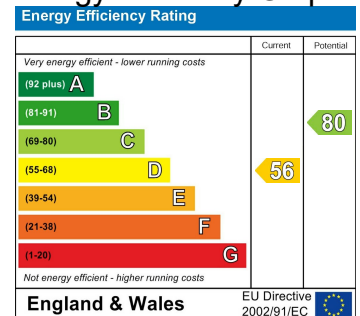
## Floor Plan



## 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.