

HUNTERS[®]

HERE TO GET *you* THERE



Geranium Cottages New Road

Caunsall, Kidderminster, DY11 5YN

£350,000



Council Tax: D



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Front Of The Property

With a block paved driveway leading to the front door.

Entrance Hall

With a door leading to front, double glazed sash window to front, doors to various rooms, oak floor, storage cupboard, oak staircase to the first floor landing and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin with tiled splashback and oak floor.

Lounge Dining Room

11'0" x 20'4" (3.35 x 6.2)

With a door leading from the entrance hall and opening to the kitchen, feature log burning stove with decorative surround, wooden mantle, two double glazed sash windows to rear, double glazed french doors to rear, recessed spotlights, oak floor, stairs to the cellar and two central heating radiators.

Cellar

11'0" x 11'9" (3.35 x 3.58)

With stairs leading from the lounge dining room, wall lights, laminate floor and a central heating radiator.

Sitting Room

11'7" x 11'7" (3.53 x 3.53)

With a door leading from the lounge dining room, double glazed sash window to front, fireplace with decorative surround, oak floor, fitted oak shelves, recessed spotlights and a central heating radiator.

Kitchen

8'5" x 16'4" (2.57 x 4.98)

Opening from the lounge, fitted with modern wall and base units, solid oak work surfaces with tiled splashback, inset stainless steel sink, space for double oven, six ring gas hob, stainless steel cooker hood above, integrated larder fridge and dishwasher, space for wine cooler, two double glazed windows to rear, double glazed french doors to rear, vaulted ceiling with two velux windows, oak floor and a central heating radiator.

Utility Room

4'3" x 7'8" (1.3 x 2.34)

With a door leading from the kitchen, double glazed window to rear, plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, wall mounted boiler and solid oak floor.

Landing

With stairs leading from the entrance hall, door to eaves storage, doors to various rooms and stairs to the second floor landing.

Bedroom One

11'0" x 12'1" (3.35 x 3.68)

With a door leading from the landing, double glazed sash window to rear, fitted wardrobes, door to en suite, recessed spotlights and a central heating radiator.

Tel: 01384 443331

En Suite

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

Bedroom Two

11'5" x 11'7" (3.48 x 3.53)

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

Bedroom Three

7'11" x 11'1" (2.41 x 3.38)

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

Bathroom

With a door leading from the landing, double glazed sash window to front, P shaped bath with shower over, glass shower screen, WC, wash hand basin set into vanity unit, tiled walls, tiled floor, recessed spotlights, extractor fan and a chrome heated towel rail.

Landing/Office Area

With an oak balustrade staircase leading from the first floor landing, double glazed velux windows to front and rear, door leading to bedroom four, wall lights and a central heating radiator.

Bedroom Four

11'7" x 15'10" (3.53 x 4.83)

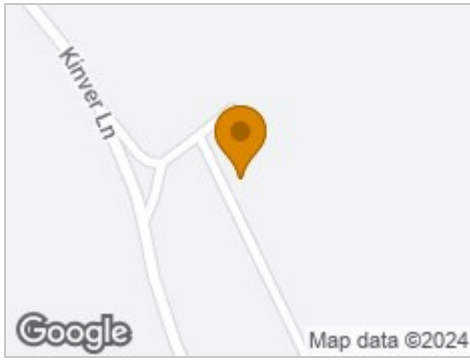
With a door leading from the second floor landing, two double glazed velux windows to rear, doors to eaves storage, wall lights and a central heating radiator.

Garden

With french doors from the lounge and a double glazed door from the kitchen to a patio area leading to lawn and decking, further lawn beyond, raised borders, garden shed, outside tap, covered log store and outdoor lighting.



Road Map



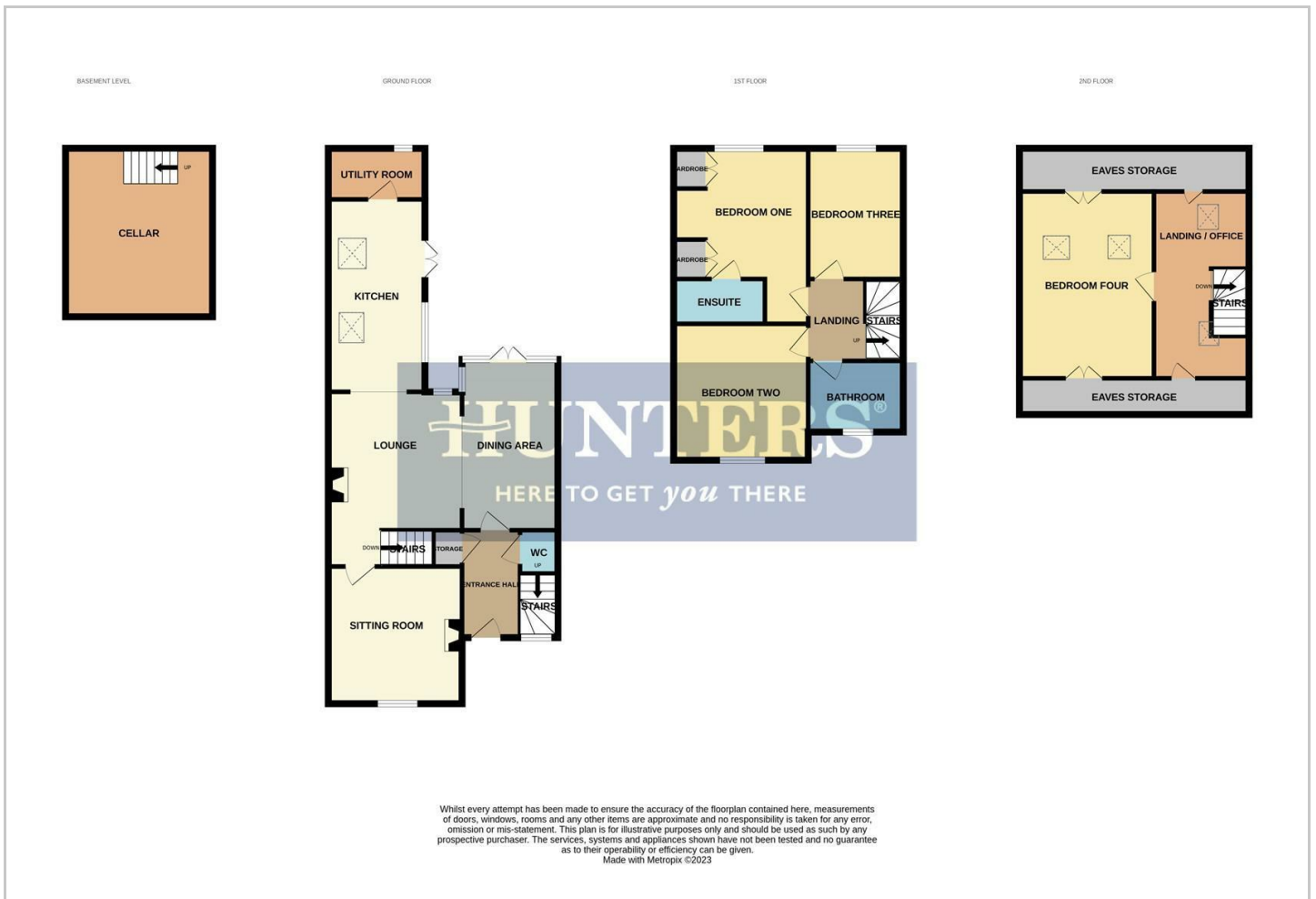
Hybrid Map



Terrain Map



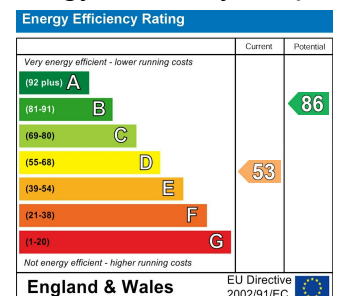
Floor Plan



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.