

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Wollaston, Stourbridge, DY8 4NJ

£183,000



Council Tax: A



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£183,000



## Kitchen

11'4" x 10'2" (3.47 x 3.11)

With a double glazed door from the side entry, fitted wall and base units, work surfaces, tiled splashback, integrated oven, gas hob, extractor fan, plumbing for washing machine, space for fridge freezer, double glazed window to rear and a central heating radiator.

## Hall

Opening from the kitchen, doors to rooms, stairs to the first floor landing and an under stairs cupboard.

## Lounge Diner

19'9" x 12'10" (6.04 x 3.93)

With a door from the hall, double glazed bay window to front, log burner, brick built surround and tiled hearth, wall lights and a central heating radiator.

## Bathroom

With a door from the hall, bath with shower over, WC, wash hand basin, part tiled walls, tiled floor and a central heating radiator.

## Landing

With stairs from the hall, and doors to rooms.

## Bedroom One

12'9" x 12'7" (3.91 x 3.86)

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

## Bedroom Two

13'0" x 9'8" (3.98 x 2.95)

With a door from the landing, loft access with ladders, double glazed window to rear and a central heating radiator.

## Garden

With double glazed door from the kitchen to a side entry, with a gate leading to lawn, mature shrub borders and a garden shed to rear.

## Den

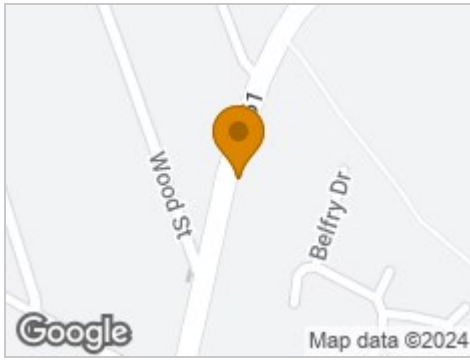
12'9" x 12'1" (3.9 x 3.7)

## Cellar

Accessed via a trap door from the lounge dining room steps leading down to a spacious area.



## Road Map



## Hybrid Map



## Terrain Map



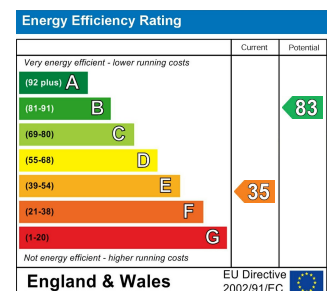
## Floor Plan



## 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.