

HUNTERS[®]

HERE TO GET *you* THERE



Sandringham Road

Wordsley, DY8 5HL



Council Tax: C



Sandringham Road

Wordsley, DY8 5HL

£275,000



Front of the Property

To the front of the property there is a driveway with lawn to the side, doors to the hall, sitting room and garage store.

Hall

With a double glazed door to the side, stairs to the first floor and door to the lounge.

Lounge

15'8" x 9'10" (4.8 x 3)

With a door leading from the hall and further door to the dining room, double glazed windows to the front and side, open fire with decorative surround and two central heating radiators.

Dining Room

13'5" x 7'10" (4.1 x 2.4)

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

Kitchen

8'10" x 7'2" (2.7 x 2.2)

With a door leading from the dining room and open to the sitting room, fitted with wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, space for a cooker and fridge, plumbing for a washing machine and a double glazed window to the rear.

Sitting Room

19'4" max x 16'4" max (5.9 max x 5 max)

With a door leading from the front of the property, further doors to the garden and store, open to the kitchen, two double glazed windows to the rear and a central heating radiator.

Store

14'9" x 9'10" (4.5 x 3)

Previously the back of the garage, this useful store has a door from the sitting room and a double glazed window to the rear.

Landing

With stairs from the hall, doors to rooms and loft access.

Bedroom One

10'5" x 9'10" (3.2 x 3)

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

Bedroom Two

10'5" x 7'10" (3.2 x 2.4)

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

Bedroom Three

7'10" x 7'6" (2.4 x 2.3)

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

Shower Room

With a door leading from landing, shower cubicle, WC, wash hand basin, tiled walls, double glazed window to the rear and a central heating radiator.

Garden

With access from the sitting room this generous sized garden has a patio area with lawn beyond with mature shrubs and a garden pond.

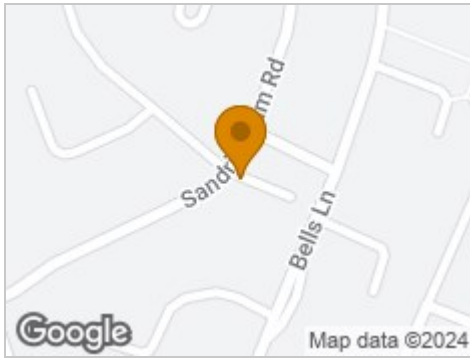
Garage Store

9'10" x 3'11" (3 x 1.2)

With double doors leading from the driveway.



Road Map



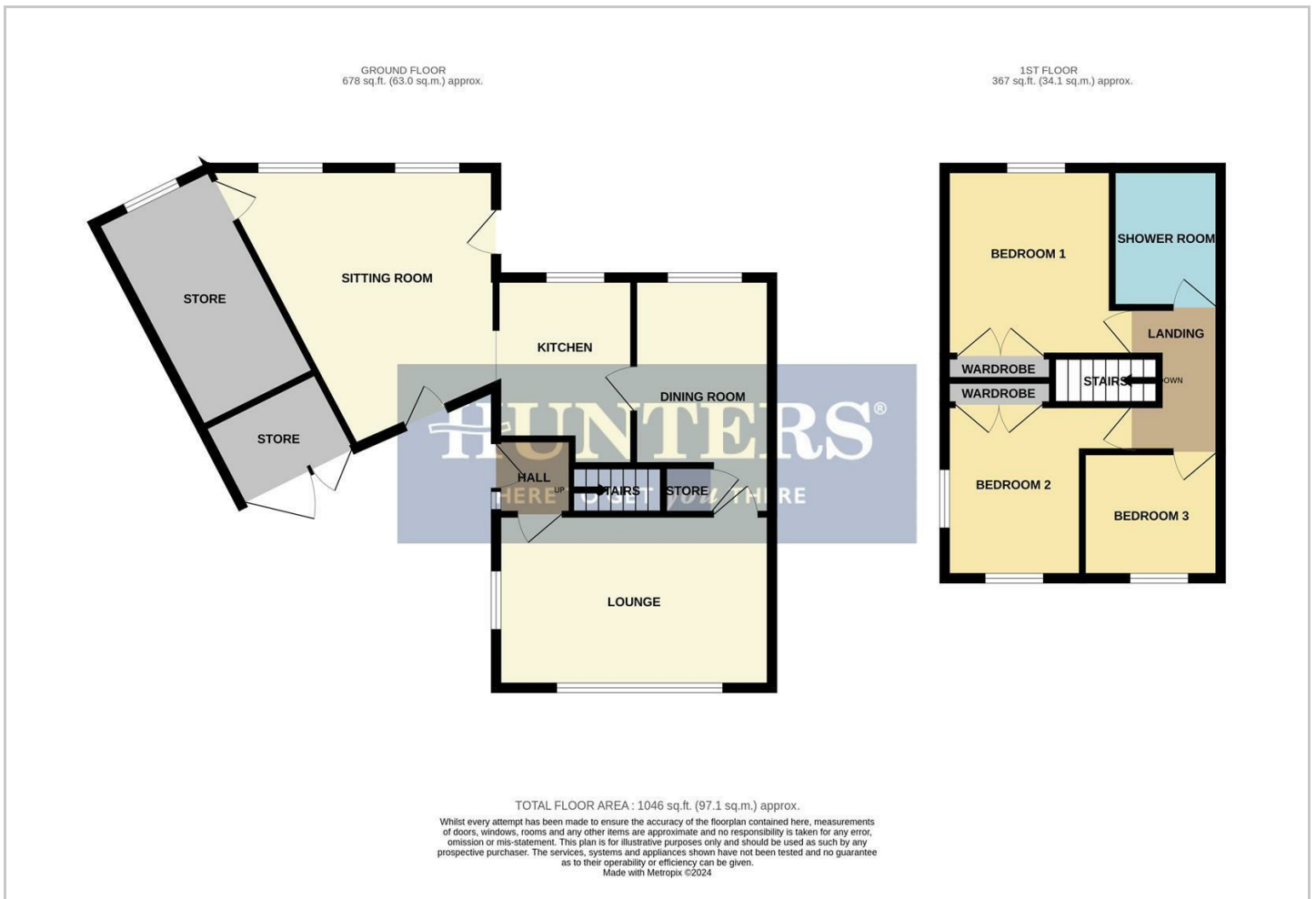
Hybrid Map



Terrain Map

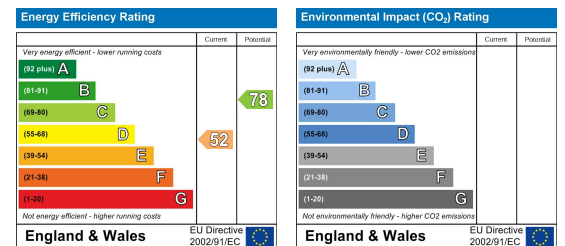


Floor Plan



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.