

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Meriden Close

Wollaston, DY8 4QW



Council Tax: C



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Offers In Excess Of £290,000



## Front of the Property

To the front of the property there is a block paved driveway with gravelled area to the side, a decorative shrub border to the front of the property and a car port which provides access to the front door and garage.

## Entrance Hall

With a door leading from the side of the property, doors to various rooms, useful storage cupboard, loft access and a central heating radiator.

## Lounge

16'4" x 11'5" (5 x 3.5)

With a door leading from the hall, double glazed window to the front, gas fire with decorative surround and a central heating radiator.

## Kitchen

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

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, double electric oven, gas hob, plumbing for a washing machine, open to the sitting/dining room, boiler, double glazed window to the side and a central heating radiator.

## Sitting/Dining Room

11'1" x 9'2" (3.4 x 2.8)

Opening from the kitchen, two double glazed sliding doors to the garden, door to the side leading to the car port and a central heating radiator.

## Bedroom One

11'9" x 11'5" (3.6 x 3.5)

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

## Bedroom Two

8'10" x 8'10" (2.7 x 2.7)

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

## Bathroom

With a door leading from the hall, bath with shower over, WC, wash hand basin, double glazed window to the side, part tiled walls and a central heating radiator.

## Garage

16'8" x 8'6" (5.1 x 2.6)

With an up and over door leading from the car port, power, lighting and a window to the side.

## Garden

With access from the sitting/dining room, this low maintenance private rear garden has a patio area, raised borders with mature shrubs.



### Road Map



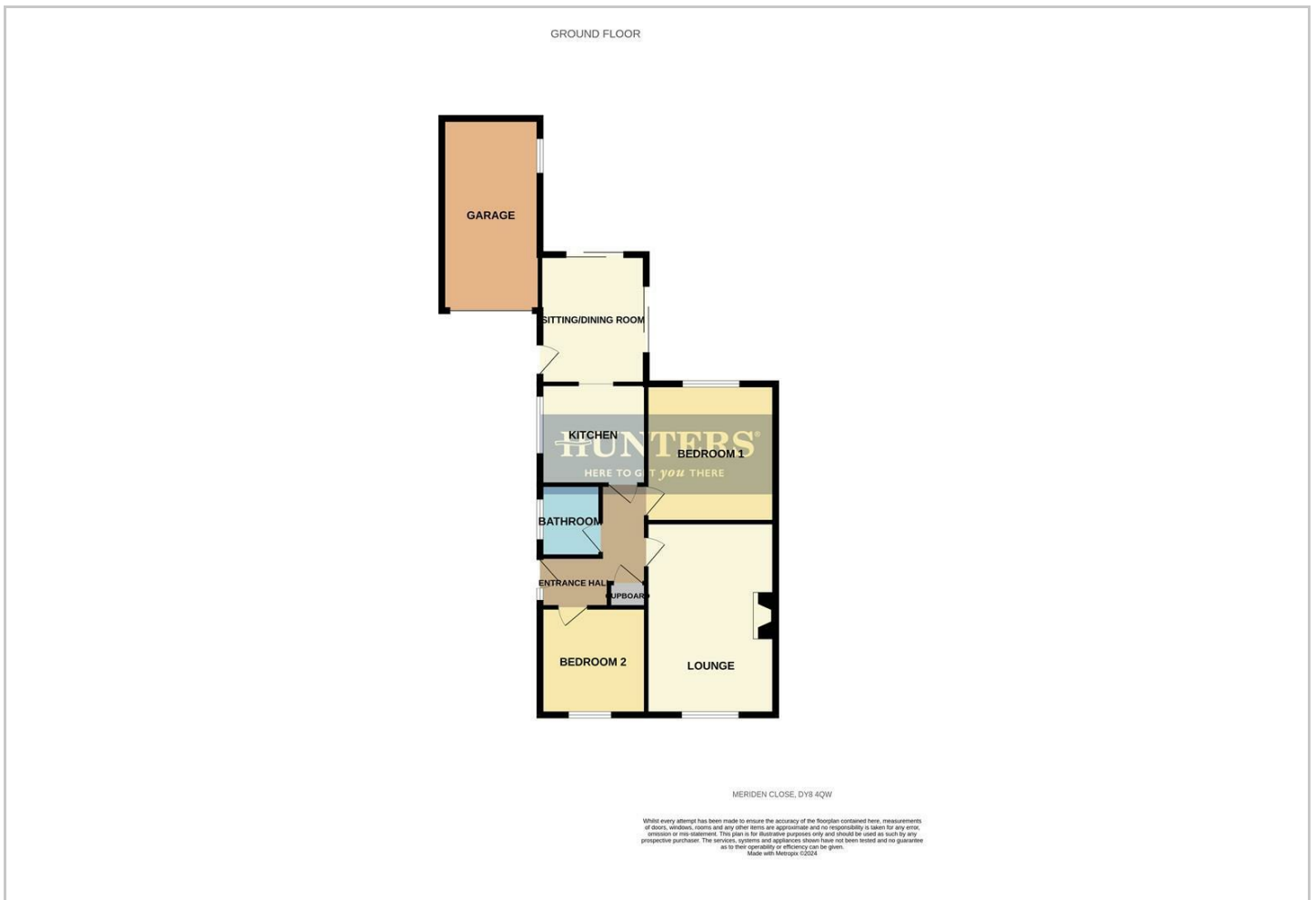
### Hybrid Map



### Terrain Map

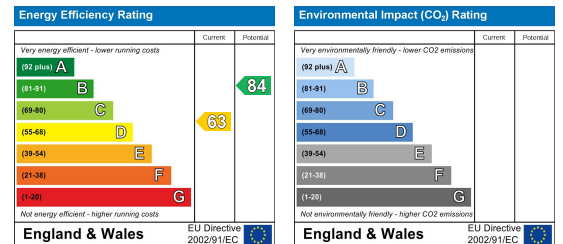


### Floor Plan



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.