

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Leonard Road

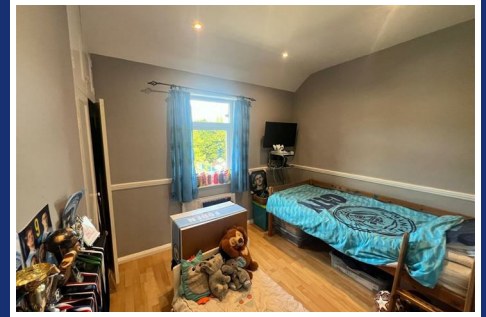
Wollaston, Stourbridge, DY8 3LU



# Leonard Road

Wollaston, Stourbridge, DY8 3LU

Offers Around £220,000



## Front of The Property

To the front of the property there is a generous size driveway, steps down to porch and side entry leading to garden.

## Porch

With a double glazed door leading from the front of the property, double glazed windows, tiled floor and double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the porch, stairs to first floor landing, doors to various rooms, storage cupboard, double glazed window to front and a central heating radiator.

## Lounge

15'6 x 10'10 (4.72m x 3.30m)

With a door leading from the entrance hall, feature fire place, space for seating, dual aspect double glazed windows to front and rear and a central heating radiator.

## Kitchen Breakfast Room

19'0 x 7'4 (5.79m x 2.24m)

With doors leading from the entrance hall and bathroom, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob, cooker hood over, plumbing for washing machine, space for dishwasher and tall standing fridge freezer, space for breakfast table, double glazed windows to side and rear and a central heating radiator.

## Bathroom

With a door leading from the kitchen breakfast room, P-shaped bath with fitted shower screen, waterfall shower head and separate shower attachment, WC and wash hand basin set into vanity unit, tiled splashback, extractor, double glazed window to rear and a vertical column central heated radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, storage cupboard, loft access and double glazed window to front.

### Bedroom One

13'5 into wardrobe x 9'2 (4.09m into wardrobe x 2.79m)

With a door leading from the landing, built-in wardrobes, feature fire place, recessed spotlights, double glazed windows to rear and a central heating radiator.

### Bedroom Two

9'9 x 8'1 (2.97m x 2.46m)

With a door leading from the landing, built-in storage, feature fire place, double glazed window to rear and a central heating radiator.

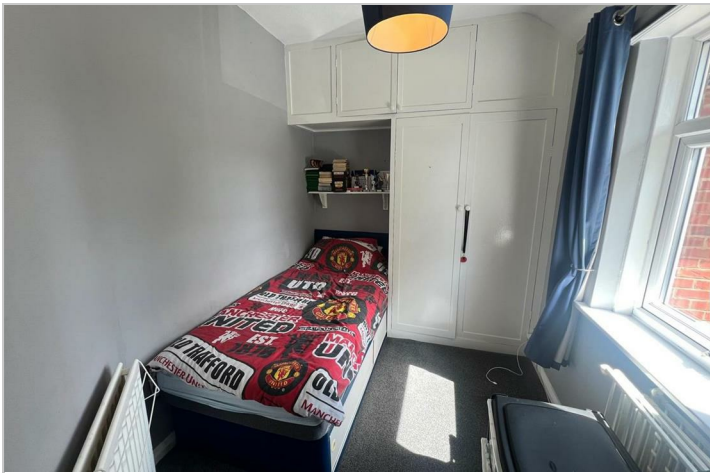
### Bedroom Three

29'6" x 9'10" x 22'11" x 3'3" (9'3 x 7'1)

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

### Garden

With a double glazed door leading from the kitchen breakfast room, patio seating area, decking, well maintained lawn, shed and side entry leading to the front of the property.



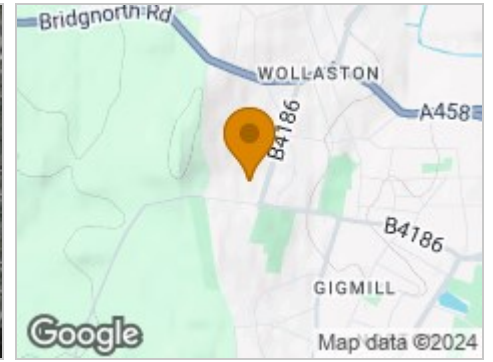
## Road Map



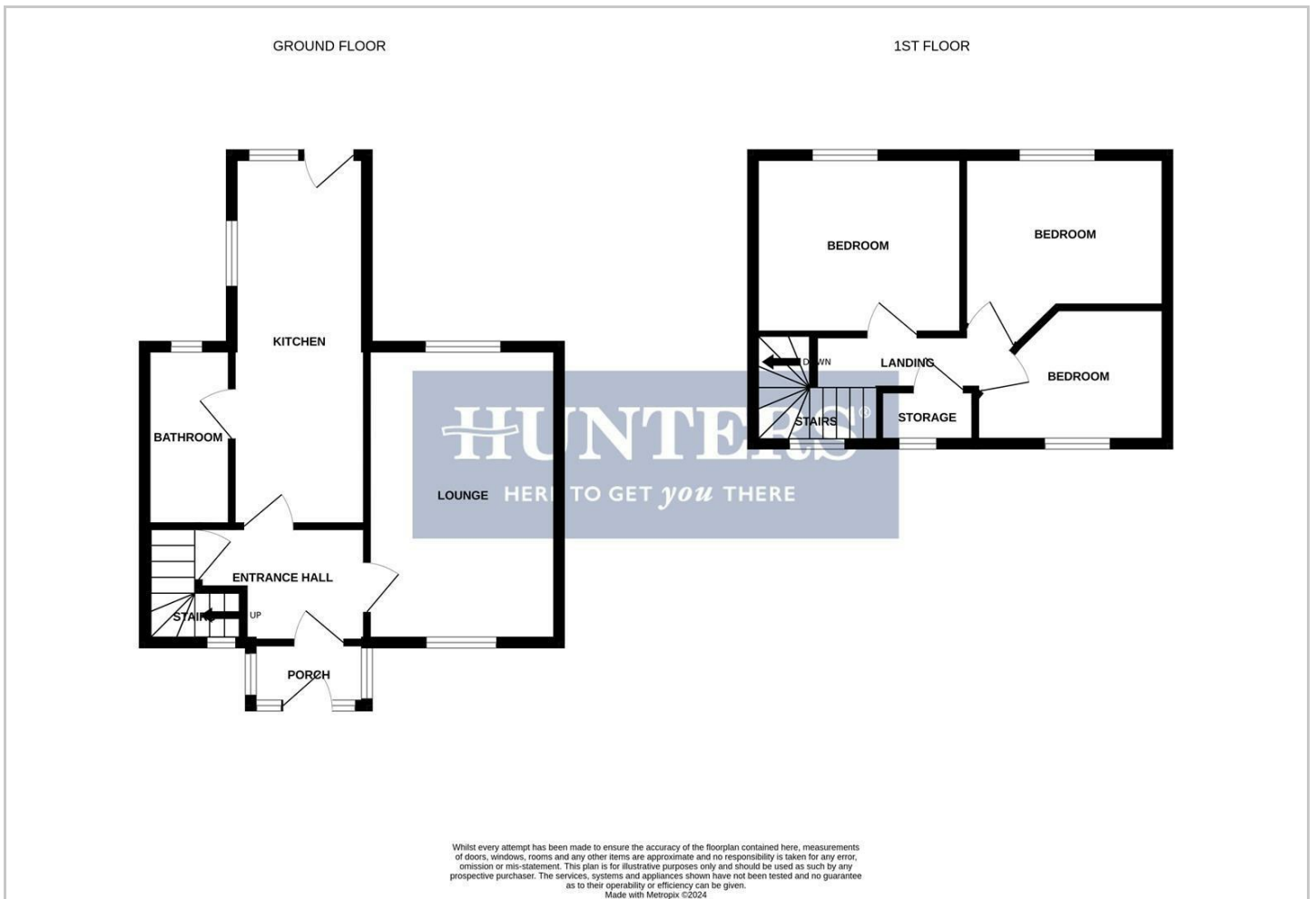
## Hybrid Map



## Terrain Map



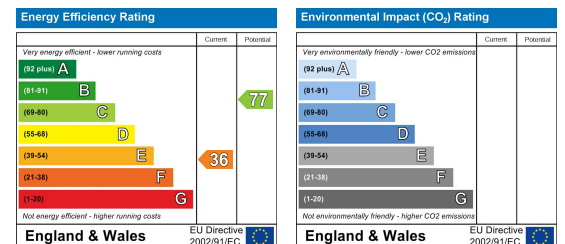
## Floor Plan



## 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.