

# HUNTERS<sup>®</sup>

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## Lawnswood Road

Wordsley, DY8 5LW



Council Tax: E



# Lawnswood Road

Wordsley, DY8 5LW

£499,950



## Front Of The Property

Having been completely landscaped, to the front of the property is a resin print driveway with paved border, further driveway to the side leading to garage, steps leading to the porch and gated side access.

## Porch

With double glazed doors to front, tiled floor and a double glazed composite door to entrance hall.

## Entrance Hall

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

## Dining Room

12'1" (into bay) x 11'9" (3.7 (into bay) x 3.6)

With a door from the entrance hall, double glazed bay window to front, solid wood floor and a central heating radiator.

## Lounge

13'9" x 11'9" (4.2 x 3.6)

With a door from the entrance hall, electric fire with quartz surround, solid wood floor, double glazed doors to orangery and a central heating radiator.

## Orangery

11'9" x 8'6" (3.6 x 2.6)

With double glazed doors from the lounge, tiled floor, recessed spotlights, bi fold doors leading to the rear garden, double glazed window to rear, skylight window and a central heating radiator.

## Kitchen Breakfast Room

20'4" x 9'10" (6.2 x 3)

With a door from the entrance hall this modern kitchen breakfast room is fitted with a range of soft close, high gloss wall and base units, quartz work surfaces with matching upstands, breakfast bar, one and a half sink and drainer, integrated fridge freezer, washing machine and dishwasher, induction hob with extractor fan, double electric oven, wine chiller, double glazed doors to rear, solid wood floor, doors to garage and cloakroom, double glazed window to rear and a mirror fronted vertical black central heating radiator.

## Cloakroom

With a door from the kitchen, WC, wash hand basin, double glazed window to rear, tiled walls, recessed spotlights, solid wood floor and a heated towel rail.

## Garage

16'8" x 12'9" (5.1 x 3.9)

With an electric roller door to front, stainless steel sink and drainer, cupboards, work surfaces, plumbing for washing machine, space for tumble dryer and a door leading to the kitchen.

## Landing

With stairs from the entrance hall, doors to rooms, double glazed window to side and loft access with ladders.

## Bedroom One

13'1" x 11'9" (into wardrobes) (4 x 3.6 (into wardrobes))

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

## Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

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

## Bedroom Three

10'2" x 9'10" (3.1 x 3)

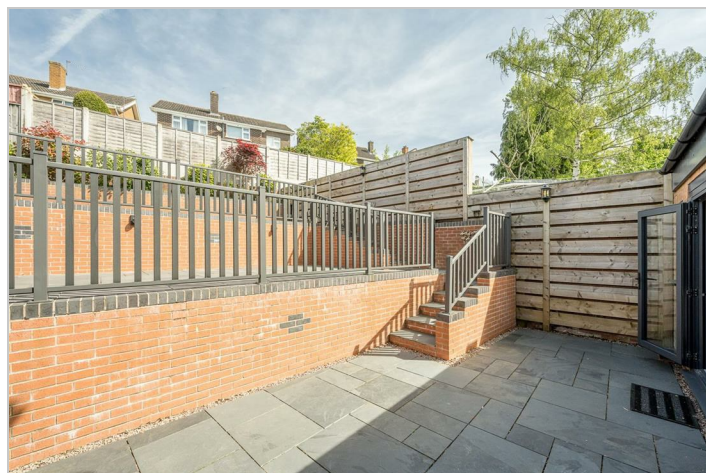
With a door from the landing, double glazed window to front, fitted wardrobes and a central heating radiator.

## Bathroom

With a door from the landing this gorgeous family bathroom has a walk in shower with waterfall shower head and separate shower attachment, double glazed window to rear, WC, wash hand basin set into vanity unit, corner bath, tiled floor and walls, recessed spotlights, underfloor heating, double glazed window to rear and a heated towel rail.

## Garden

With access from the kitchen and orangery, this fully landscaped rear garden has a patio area with steps leading to a further patio/seating area, steps then lead to a gravelled area with raised shrub borders, there is also various outdoor lighting and gated side access.



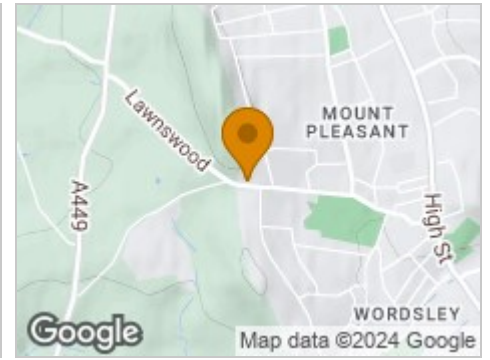
## Road Map



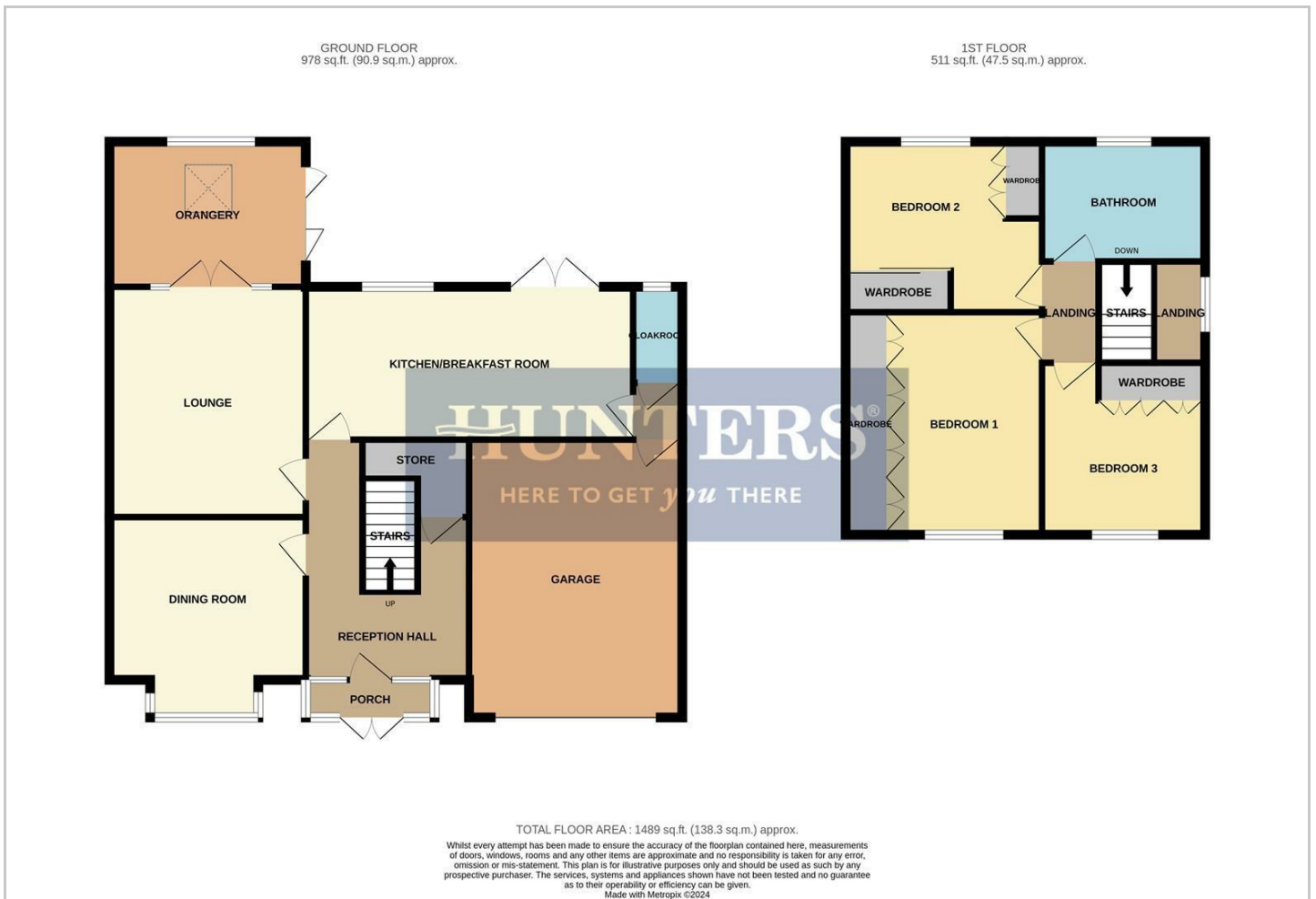
## Hybrid Map



## Terrain Map

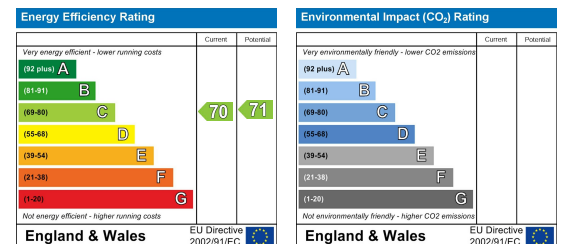


## Floor Plan



## Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.