

HUNTERS®

HERE TO GET *you* THERE



Fairfield Rise

Wollaston, DY8 3PQ

Offers In Excess Of £315,000



Council Tax: C



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Front Of The Property

With a block paved driveway leading to garage, lawn to side and shrub borders.

Entrance Hall

With a double glazed door to front, double glazed window to side, doors to rooms, built in storage cupboard, stairs to the first floor landing and a central heating radiator.

Lounge

19'6" x 10'11" (5.95 x 3.35)

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

Kitchen Breakfast Room

9'1" x 10'11" (2.78 x 3.34)

With a door from the entrance hall, double glazed door to rear, fitted with wall and base units, one and a half sink and drainer, integrated oven, gas hob, space for fridge freezer, double glazed window to rear and a central heating radiator.

Cloakroom

With a door from the entrance hall, WC, wash hand basin and tiled splashback, double glazed window to rear and a central heating radiator.

Landing

With stairs from the entrance hall, doors to rooms, double glazed window to rear, loft access and a central heating radiator.

Bedroom One

14'6" x 11'1" (4.43 x 3.38)

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

Bedroom Two

12'2" x 9'10" (3.71 x 3.00)

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

Bedroom Three

10'0" x 8'3" into wardrobes (3.05 x 2.54 into wardrobes)

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

Shower Room

With a door from the landing, shower cubicle, WC, wash hand basin, tiled walls, double glazed window to side, recessed spotlights, extractor fan and a chrome heated towel rail.

Garden

With double glazed door from the kitchen to a large patio area, decorative chipping stone, mature shrub borders, gated side access, storage, outside tap and lighting.

Garage

16'6" x 8'5" (5.05 x 2.59)

With a garage door to front, door to entrance hall, double glazed window to side, wall mounted boiler, power and light.



Road Map



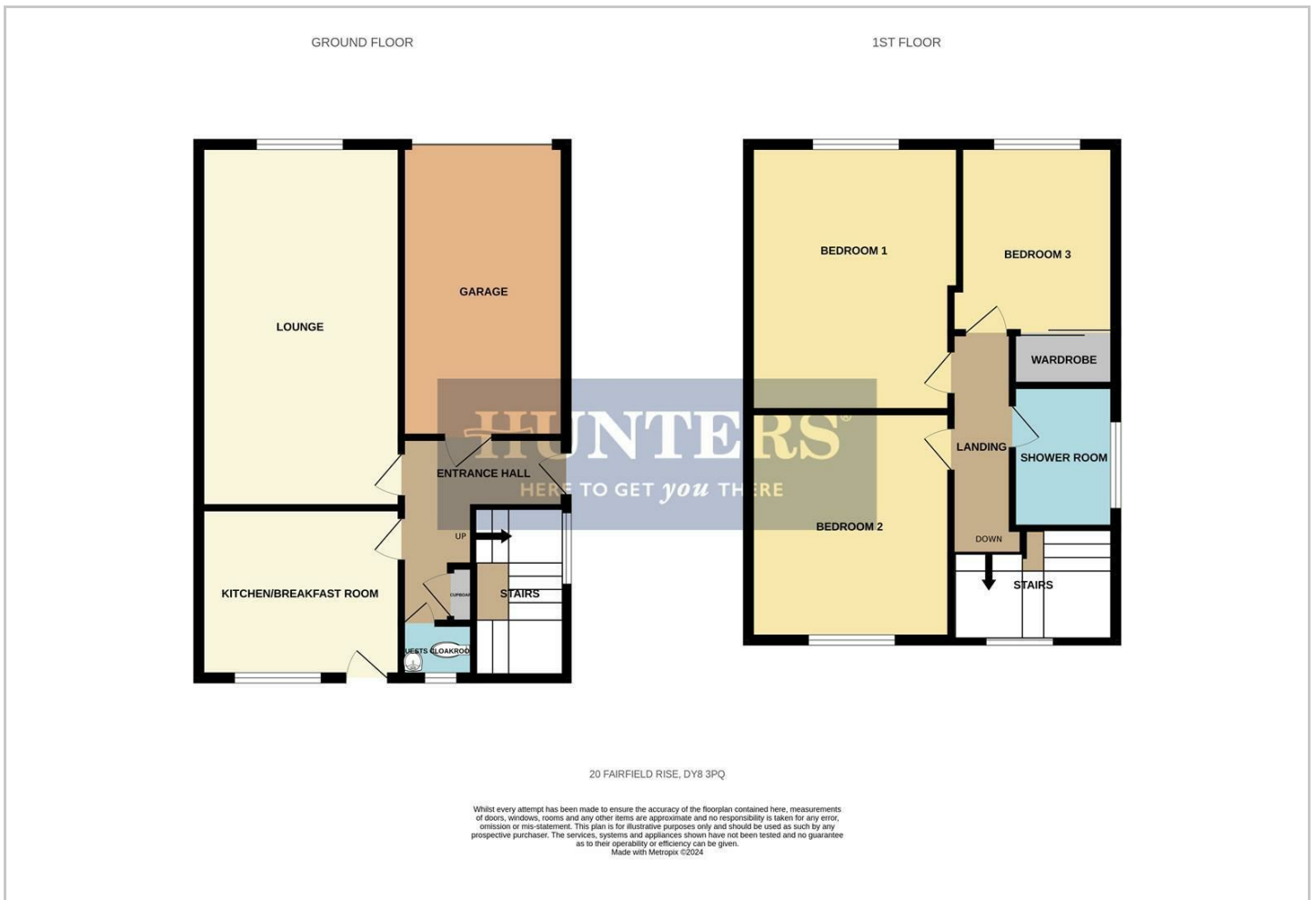
Hybrid Map



Terrain Map



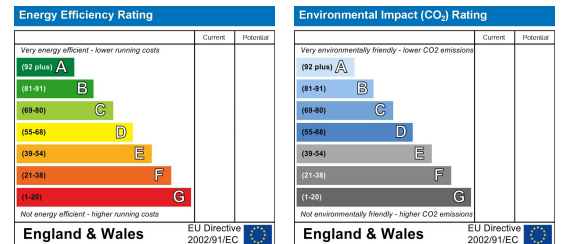
Floor Plan



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.