

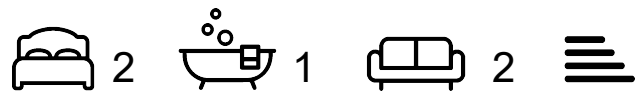
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brambleside

Wordsley, DY8 5XL



Council Tax: B



# Brambleside

Wordsley, DY8 5XL

£210,000



## Front of the Property

To the front of the property there are paved and gravelled areas, double glazed doors leading to the porch and a further double glazed door to the utility room.

## Porch

With double glazed doors leading from the front of the property and a door to the hall.

## Hall

With a door leading from the hall, stairs to the first floor, double glazed window to the side, doors to rooms and a storage cupboard.

## Dining Room

10'2" x 9'2" (3.1 x 2.8)

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

## Lounge

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

Opening from the dining room, gas fire, double glazed window to the rear and a central heating radiator.

## Kitchen

8'10" x 6'2" (2.7 x 1.9)

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, space for a cooker and fridge, useful storage pantry, double glazed window to the rear, door to the utility room and a central heating radiator.

## Utility Room

With a double glazed door leading from the front of the property, space for a dryer, plumbing for a washing machine and doors to the rear hall and kitchen.

## Rear Hall

With a door leading from the utility room, two useful storage cupboards, double glazed window and door leading to the rear garden.

## Landing

With stairs leading from the hall, doors to rooms, loft access and a double glazed window to the side.

### Bedroom One

13'9" x 9'2" (4.2 x 2.8)

With a door leading from the landing, two double glazed windows to the front, two storage cupboards one with the boiler, and a central heating radiator.

### Bedroom Two

10'9" x 9'10" (3.3 x 3)

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

### Shower Room

With a door leading from the landing this modern fitted shower room has a walk in shower cubicle, WC, wash hand basin, double glazed window to the rear, tiled walls and a central heating radiator.

### Garden

With access from the rear hall this low maintenance landscaped private rear garden has a patio area with artificial lawn beyond, mature shrubs and plants and a gate to the rear providing access to the garage.

### Garage

With double doors leading from the rear of the property.



## Road Map



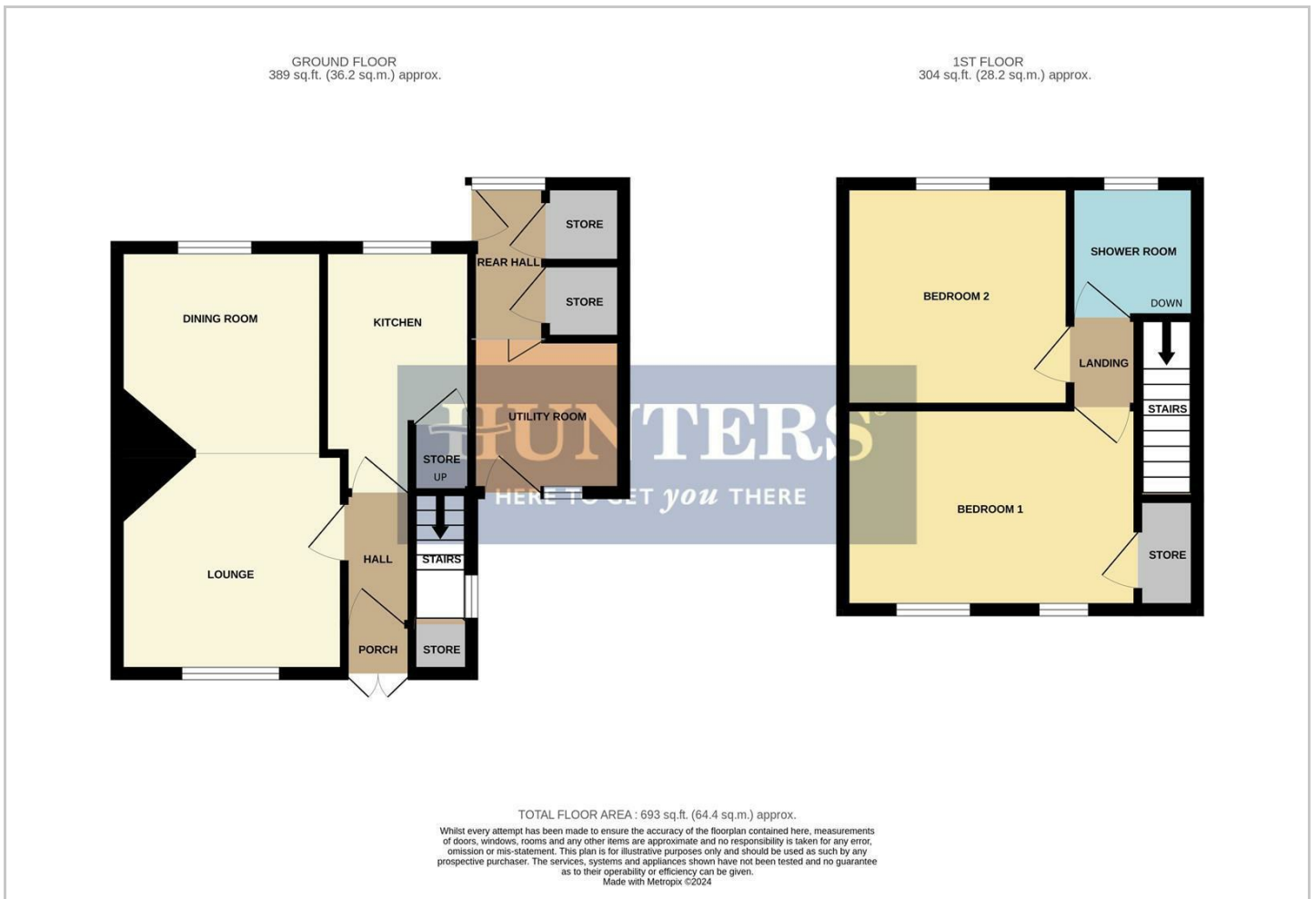
## Hybrid Map



## Terrain Map

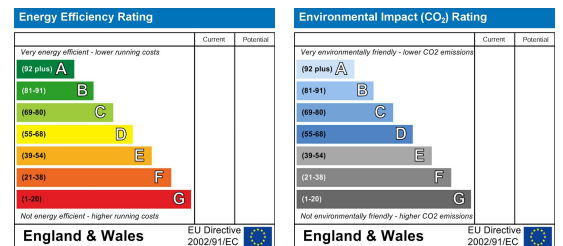


## Floor Plan



## 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.