

# HUNTERS®

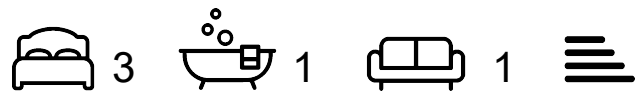
HERE TO GET *you* THERE



## Helston Close

Wordsley, DY8 5DA

Offers In The Region Of £258,500



Council Tax:



# 5 Helston Close

Wordsley, DY8 5DA

Offers In The Region Of £258,500



## Front Of The Property

To the front of the property there is a driveway with shrubs to the side, door to the porch and gated side access.

## Porch

With a double glazed door to side, double glazed windows to front and side, and a door to entrance hall.

## Entrance Hall

With a door from the porch, double glazed window to front, stairs to the first floor landing, door to lounge and garage, and a central heating radiator.

## Lounge

18'0" x 17'4" (5.5 x 5.3)

With a door from the entrance hall, electric fire, two double glazed windows to rear, door to kitchen and two central heating radiators.

## Kitchen Breakfast Room

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

With a door from the lounge, fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, gas hob and electric oven, space for appliances, double glazed window to side, door to utility room and a further door to rear.

## Utility Room

With a door from the kitchen, door to side and window to front.

## WC

With a door from the garage, WC, wash hand basin and a chrome heated towel rail.

## Landing

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

## Bedroom One

13'1" x 8'10" (4 x 2.7)

With a door from the landing, double glazed window to rear and laminate floor.

## Bedroom Two

8'2" x 10'2" (2.5 x 3.1)

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

## Bedroom Three

8'10" x 7'10" (2.7 x 2.4)

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

## Bathroom

With a door from the landing, double glazed window to front, WC, wash handbasin, storage cupboard, bath and heated towel rail.

## Garage Store

With a door to front and side, boiler and door to WC.

## Garden

With access from the utility, this spacious garden situated on a corner plot has a patio area with lawn beyond which is bordered with mature shrubs and plants, there is also gated side access leading to the front of the property.

Tel: 01384 443331



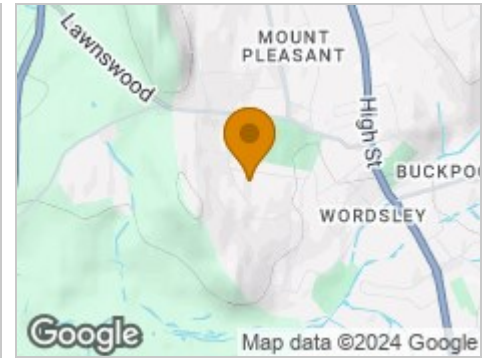
## Road Map



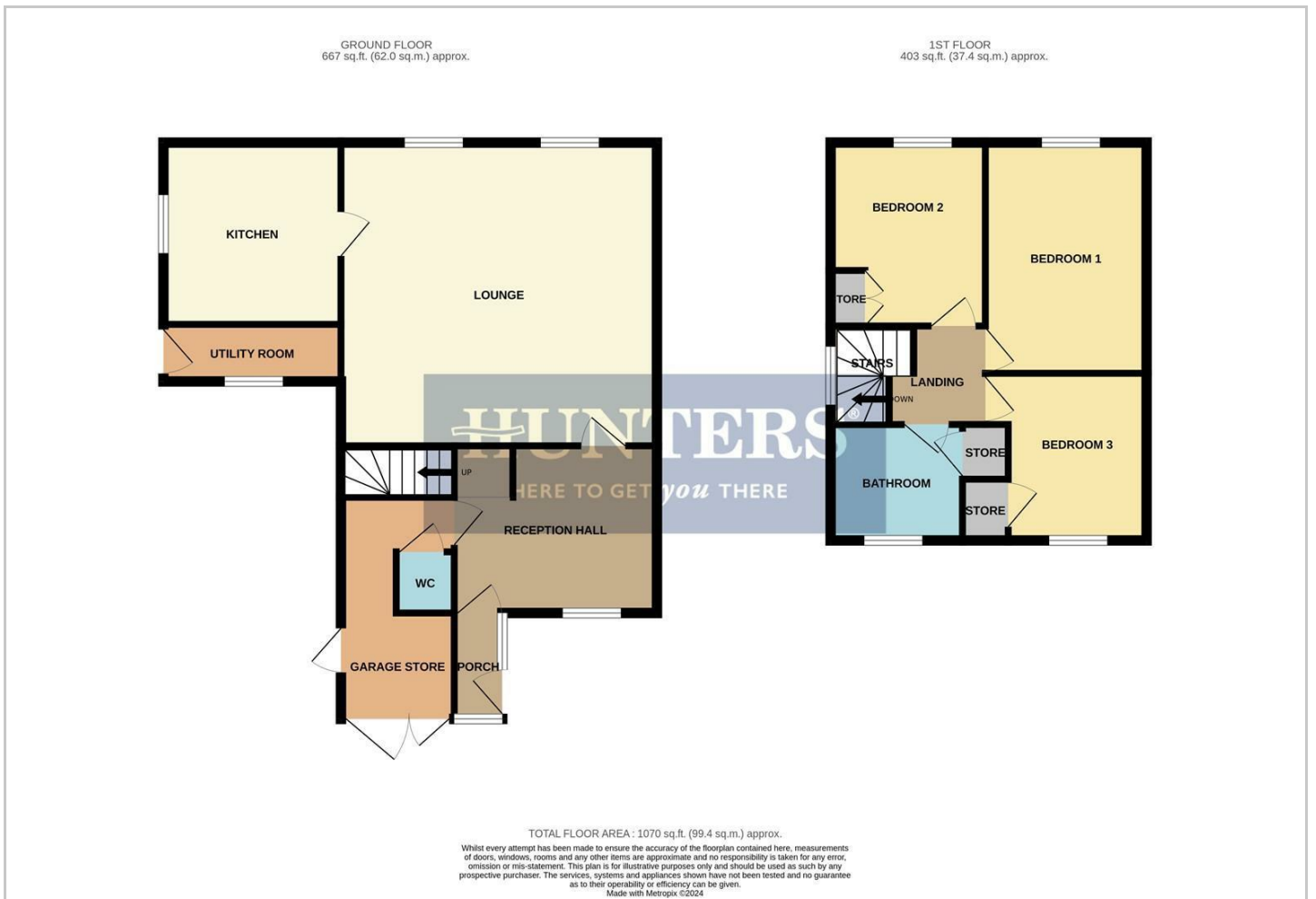
## Hybrid Map



## Terrain Map



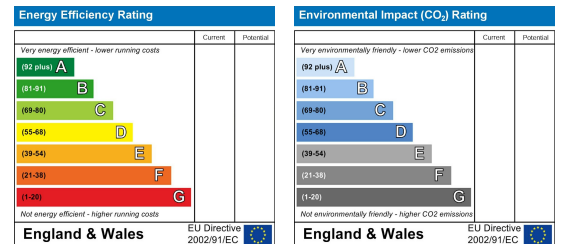
## Floor Plan



## 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.