

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Vicarage Road

Wollaston, Stourbridge, DY8 4NS

£195,000



Council Tax:



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£195,000



## Lounge

11'10" x 11'10" (3.62 x 3.63)

With a double glazed door to front, door to kitchen, double glazed window to front, stairs to the first floor landing and a central heating radiator.

## Kitchen Diner

8'2" x 12'3" (2.5 x 3.74)

With a door from the lounge, fitted wall and base units, work surfaces with tiled splashback, sink and drainer, integrated oven, electric hob, stainless steel cooker hood, plumbing for dishwasher, tiled floor, under stairs storage cupboard, space for dining table, double glazed patio doors to rear, door to utility, and two central heating radiators.

## Utility

With a door from the kitchen diner, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, wall mounted boiler, double glazed window to rear and tiled floor.

## Landing

With stairs from the lounge and doors to rooms.

## Bedroom One

11'10" x 12'0" (3.63 x 3.66)

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

### Bedroom Two

8'5" x 9'5" (2.57 x 2.89)

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

### Bathroom

With a door from the landing, bath with shower over, fitted shower screen, WC, wash hand basin set into vanity unit, extractor fan, double glazed window to rear and a chrome heated towel rail.

### Garden

With double glazed patio doors from the dining area to a patio with decking to rear and gated side access.



## Road Map



## Hybrid Map



## Terrain Map



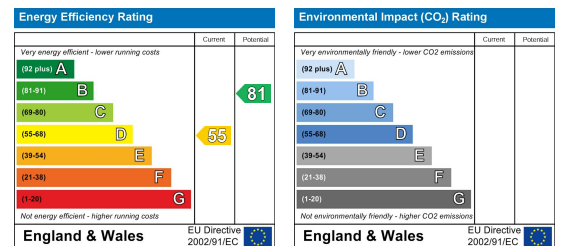
## Floor Plan



## 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.