

# HUNTERS®

HERE TO GET *you* THERE



## Wentworth Road

Wollaston, DY8 4SB



# 38 Wentworth Road

Stourbridge, DY8 4SB

£365,000



## Front of The Property

To the front of the property there is a driveway, raised lawn with mature shrub borders, storm porch, outside lighting and up and over door leading to garage.

## Entrance Hall

With double glazed composite door leading from the front of the property, doors to various rooms, stairs to first floor landing, two storage cupboards, recessed spotlights, laminate floor, double glazed window to side and a central heating radiator.

## Lounge

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

With a door leading from the entrance hall, comfortable space for seating, laminate floor, double glazed bay window to front and a central heating radiator.

## Kitchen Living Dining Room

30'10" x 23'7" max (9.4 x 7.2 max)

With doors leading from the entrance hall and utility, space for seating and dining, log burner with decorative mantle and hearth, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated oven, gas hob, extractor hood over, space for dishwasher, low-level fridge and freezer, breakfast bar, recessed spotlights, laminate floor, double glazed windows to side and rear, double glazed patio doors leading to garden, skylight window and a column and central heating radiator.

## WC/ Utility

With a door leading from the kitchen living dining room, WC, wash hand basin set into vanity unit, tiled splashback, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, recessed spotlights, tiled floor, double glazed window to front and a central heating radiator.

## Landing

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

## Bedroom One

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

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

### Bedroom Two

11'9" x 9'10" (3.6 x 3)

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

### Bedroom Three

8'10" x 6'10" (2.7 x 2.1)

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

### Bathroom

With a door leading from the landing, bath with shower attachment, separate shower with waterfall shower head and separate shower attachment, WC, wash hand basin, part tiled walls and tiled floor, recessed spotlights, extractor, double glazed windows to rear and a vertical column central heating radiator.

### Store

9'6" x 7'10" (2.9 x 2.4)

With a door leading from the garden and further door leading to garage, useful storage space, power and double glazed window to rear.

### Garage

22'3" x 9'6" (6.8 x 2.9)

With a door leading from the store, up and over door leading from the front of the property, further useful storage space, light and power.

### Garden

With double glazed patio doors leading from the kitchen living dining room to a patio and block paved seating area, raised lawn with further patio seating, mature shrubs, shed, outside lighting, canopy, tap, and door leading to store.



## Road Map



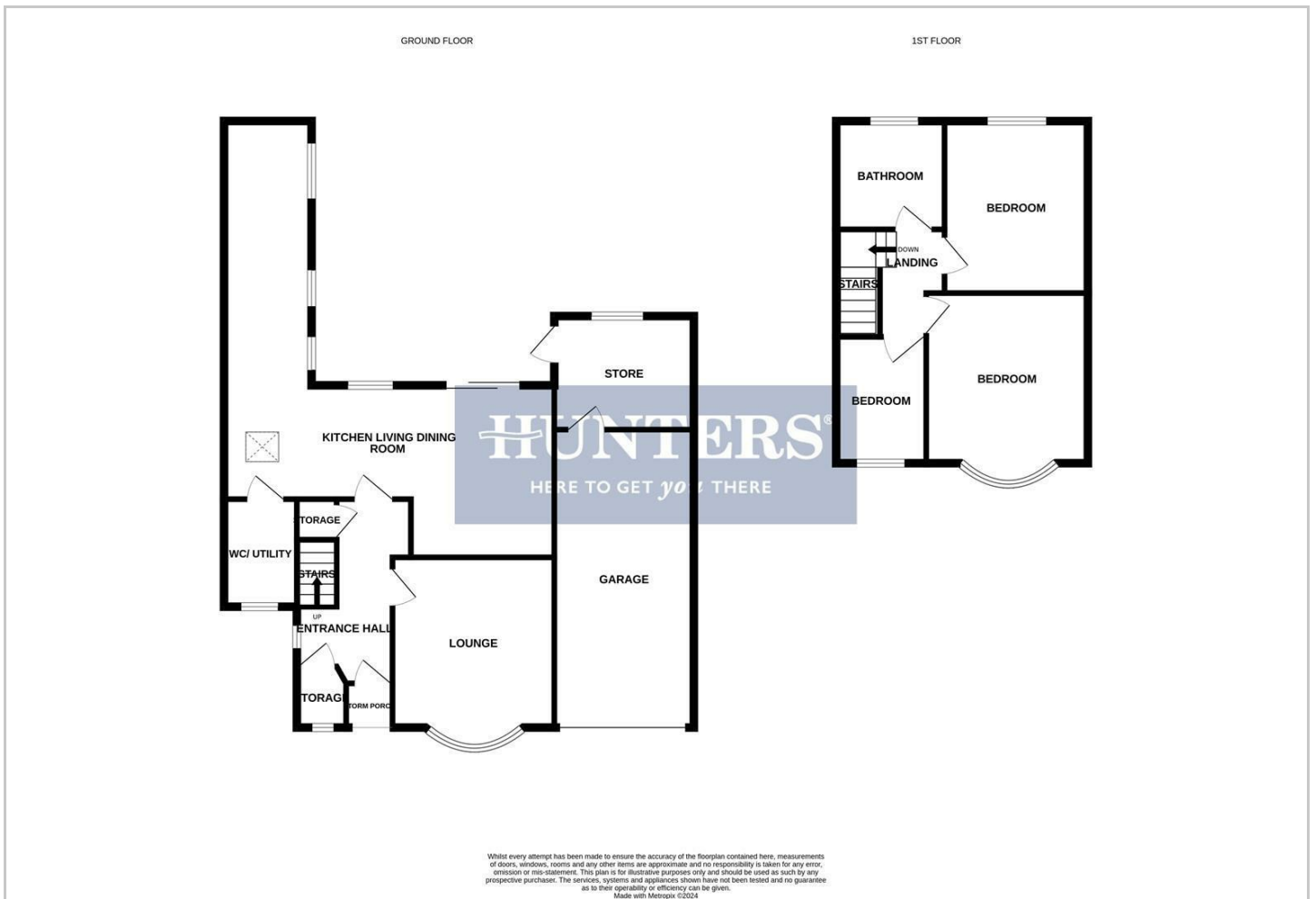
## Hybrid Map



## Terrain Map



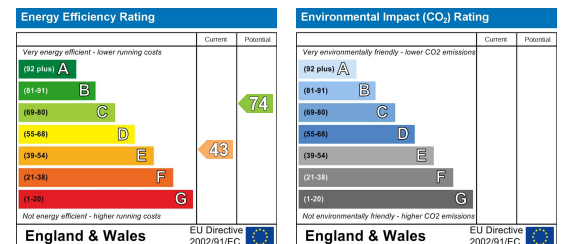
## Floor Plan



## 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.