

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wolverley Avenue

Stourbridge, DY8 3PJ



Council Tax: D

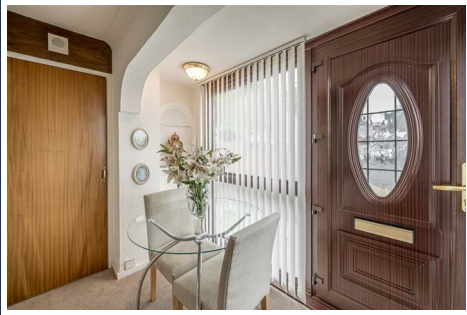




# Wolverley Avenue

Stourbridge, DY8 3PJ

Offers In The Region Of £340,000



## Front of the Property

To the front of the property is a tarmac driveway with lawn to the side which is bordered with shrubs, there is a double glazed door to the hall and double doors to the car port.

## Hall

With a double glazed door leading from the front of the property, useful storage cupboard, space for a small dining table, sliding door to the lounge, double glazed window to the front and a central heating radiator.

## Lounge

18'4" x 12'9" (5.6 x 3.9)

With a sliding door leading from the hall, gas fire, doors to the inner hall and kitchen, double glazed window to the front and a central heating radiator.

## Kitchen

12'1" x 7'2" (3.7 x 2.2)

With a door leading from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, gas hob with extractor over, electric oven, integrated fridge, recessed spotlights, tiled flooring, breakfast bar, double glazed window and door to the side leading to the car port and a central heating radiator.

## Inner Hall

With a door leading from the lounge, doors to further rooms, useful cupboard housing boiler and loft access.

## Bedroom One

11'5" x 11'1" (3.5 x 3.4)

With a door leading from the inner hall, double glazed window to the rear, fitted wardrobes and a central heating radiator.

## Bedroom Two

15'1" x 8'10" (4.6 x 2.7)

With a door leading from the inner hall, double glazed sliding door leading to the rear garden and a central heating radiator.

## Shower Room

With a door leading from the inner hall this modern shower room has a walk in shower, WC, wash hand basin, chrome heated towel rail, tiled walls and a double glazed window to the side.

### Car Port with Sitting Area

25'7" x 8'10" (7.8 x 2.7)

With double doors leading from the front of the property this car port has doors leading to the kitchen and utility space, useful storage cupboard and has been used as an extra sitting area.

### Utility Space

15'1" x 8'6" (4.6 x 2.6)

With a door leading from the car port, plumbing for a washing machine, space for a dryer, double glazed window and door leading to the rear garden.

### Garden

This lovely private rear garden has a patio area with lawn beyond which is bordered with mature shrubs. With access from the utility, bedroom two, and to the carport.





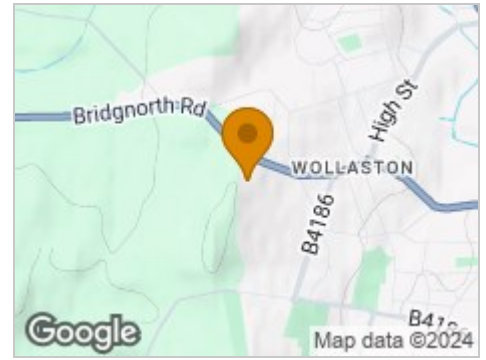
## Road Map



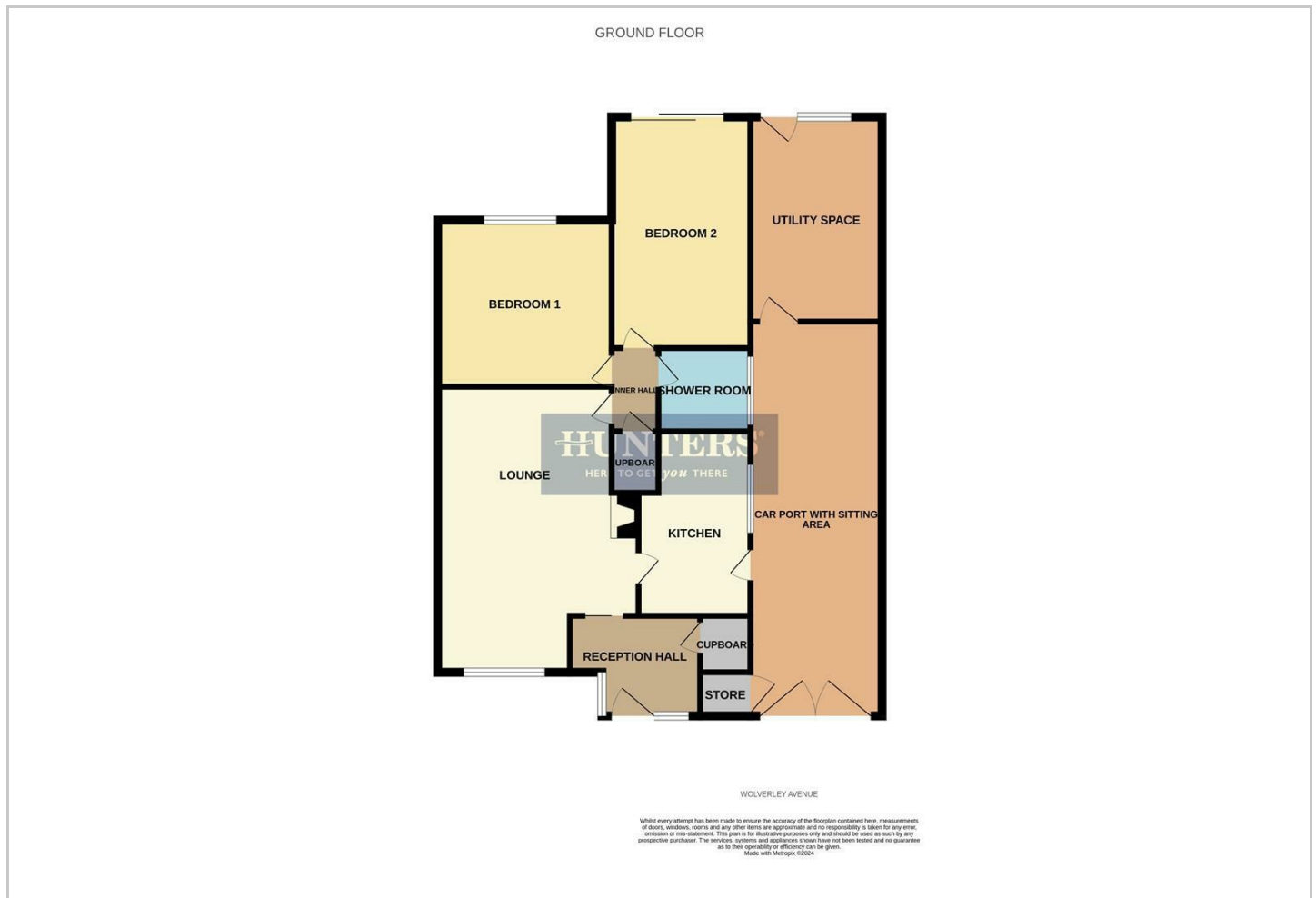
## Hybrid Map



## Terrain Map

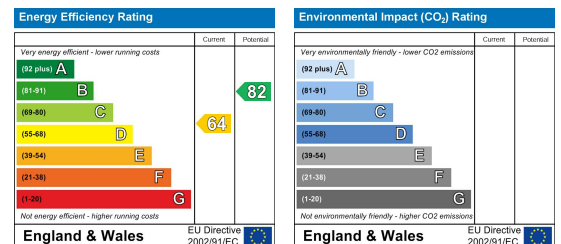


## Floor Plan



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.