

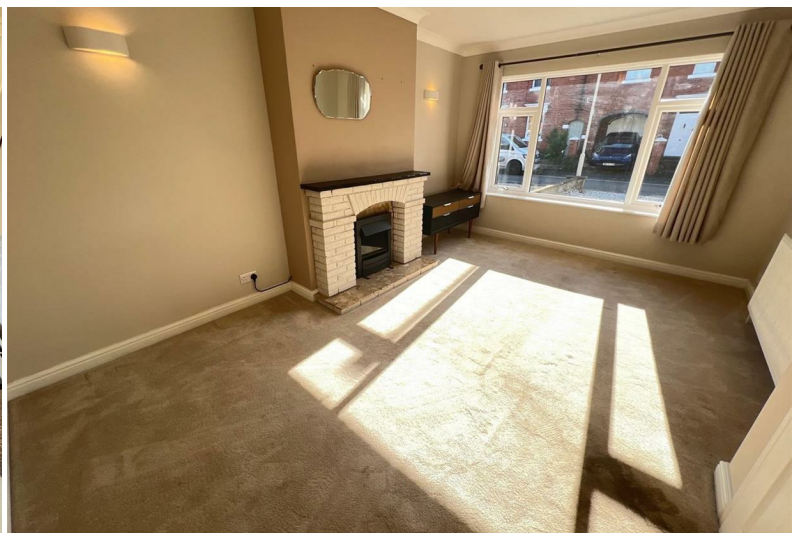
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Duncombe Street

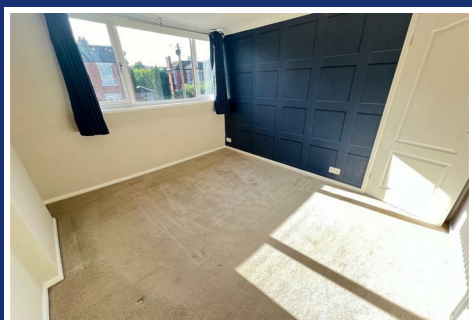
Wollaston, Stourbridge, DY8 3QU



# Duncombe Street

Wollaston, Stourbridge, DY8 3QU

£295,000



## Front of The Property

To the front of the property there is a large block paved driveway with decorative chipping stones, gated side access and composite double glazed door leading to entrance hall.

## Entrance Hall

With a composite double glazed door leading from the side of the property, stairs to first floor landing, doors to various room, under stairs storage cupboard and a central heating radiator.

## Lounge

15'10" x 11'3" (4.85 x 3.43)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with electric fire, wall lights, double glazed window to front and a central heating radiator.

## Kitchen Diner

16'0" x 11'1" (4.9 x 3.4)

With a door leading from the entrance hall, fitted with a range of modern matching wall and base units, worksurfaces with tiled splash back, sink and drainer, space for a free standing cooker, integrated fridge, recessed spot lights, space for breakfast table, two double glazed windows to rear, further double glazed door leading to garden and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access with fitted loft ladder, double glazed window to side and a central heating radiator.

## Bedroom One

11'11" x 10'3" (3.64 x 3.13)

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

## Bedroom Two

10'0" x 9'11" (3.07 x 3.03)

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

## Bedroom Three

9'0" x 8'5" (2.75 x 2.58)

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

## Bathroom

With a door leading from the landing, P-shaped bath with waterfall shower head and separate shower attachment, fitted shower screen, wash hand basin set into vanity unit, WC, double glazed window to rear and a heated towel rail.

## Garden

With a double glazed door leading from the kitchen diner to a patio seating area, steps leading down to well maintained lawn, mature shrub borders, gardens shed, further patio seating area and gated side access leading to the front of the property.

## Garage

15'11" x 7'11" (4.87 x 2.42)

With garage doors to front, further door leading from entrance hall, double glazed window to side, wall mounted central heating boiler, light and power.



## Road Map



## Hybrid Map



## Terrain Map



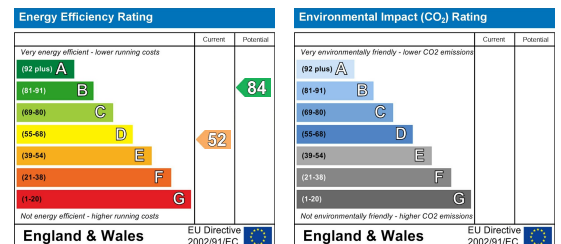
## Floor Plan



## 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.