

HUNTERS[®]

HERE TO GET *you* THERE



Guardians Walk

Wordsley, DY8 5TH



Council Tax: C



Guardians Walk

Wordsley, DY8 5TH

£279,950



Front Of The Property

To the front of the property there are steps leading to the front door, driveway to the side of the property with access to the garage, slate and shrub borders and a gate to the side providing access to the rear garden.

Entrance Hall

With a double glazed composite door to front, central heating radiator, doors leading to various rooms, storage cupboard, and stairs leading to the first floor landing.

Cloakroom

With a door leading from the entrance hall W/C, wash hand basin, double glazed window to rear, central heating radiator,

Lounge

15'8" x 9'6" (4.8 x 2.9)

With a door leading from the entrance hall, double glazed window to front, two central heating radiators and double glazed doors to rear garden.

Study

8'6" x 8'2" (2.6 x 2.5)

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

Kitchen Dining Room

18'0" x 17'0" (5.5 x 5.2)

With a door leading from the entrance hall this kitchen dining room 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, double electric oven, gas hob with stainless steel cooker hood, space for a fridge/freezer, plumbing for a washing machine, space for a dryer, recessed spotlights, double glazed window to the front, cupboard housing boiler, double glazed doors leading to the rear garden, tiled flooring and a central heating radiator.

Landing

With stairs leading from the entrance hall, airing cupboard, double glazed window to front, doors leading to various rooms and a central heating radiator.

Bedroom One

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

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

En Suite

With a door leading from bedroom one, shower cubicle, W/C, wash hand basin, shaver point, extractor fan, recessed spotlights, part tiled walls, double glazed window to rear and a central heating radiator.

Bedroom Two

13'5" x 8'6" (4.1 x 2.6)

With a door leading from the first floor landing, two double glazed window to fronts and two central heating radiators.

Bedroom Three

10'9" x 6'10" (3.3 x 2.1)

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

Bathroom

With a door leading from the first floor landing and having a bath, WC, wash hand basin, part tiled walls, extractor fan, recessed spotlights, double glazed window to the rear and a central heating radiator.

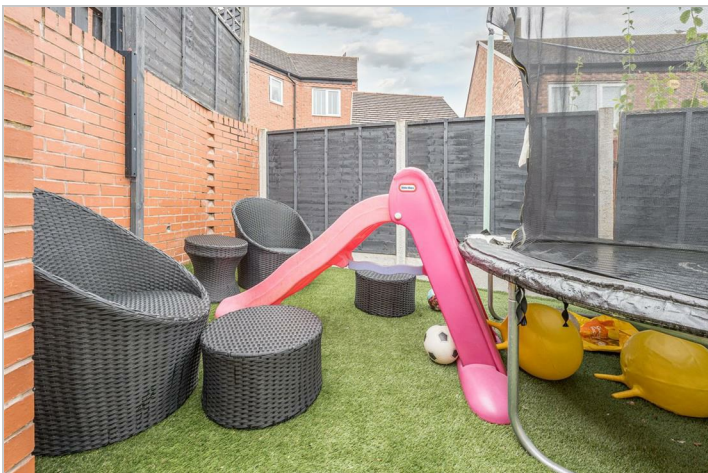
Garage

18'4" x 9'10" (5.6 x 3)

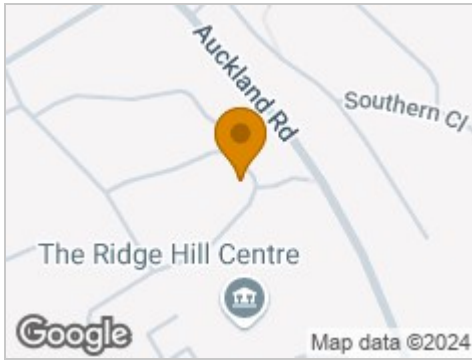
With an up and over door leading from the driveway, power and lighting.

Garden

With access from the lounge and kitchen this low maintenance rear garden has a patio with decked area to the side, steps down to an artificial lawn and a gate to the side providing access to the driveway and garage.



Road Map



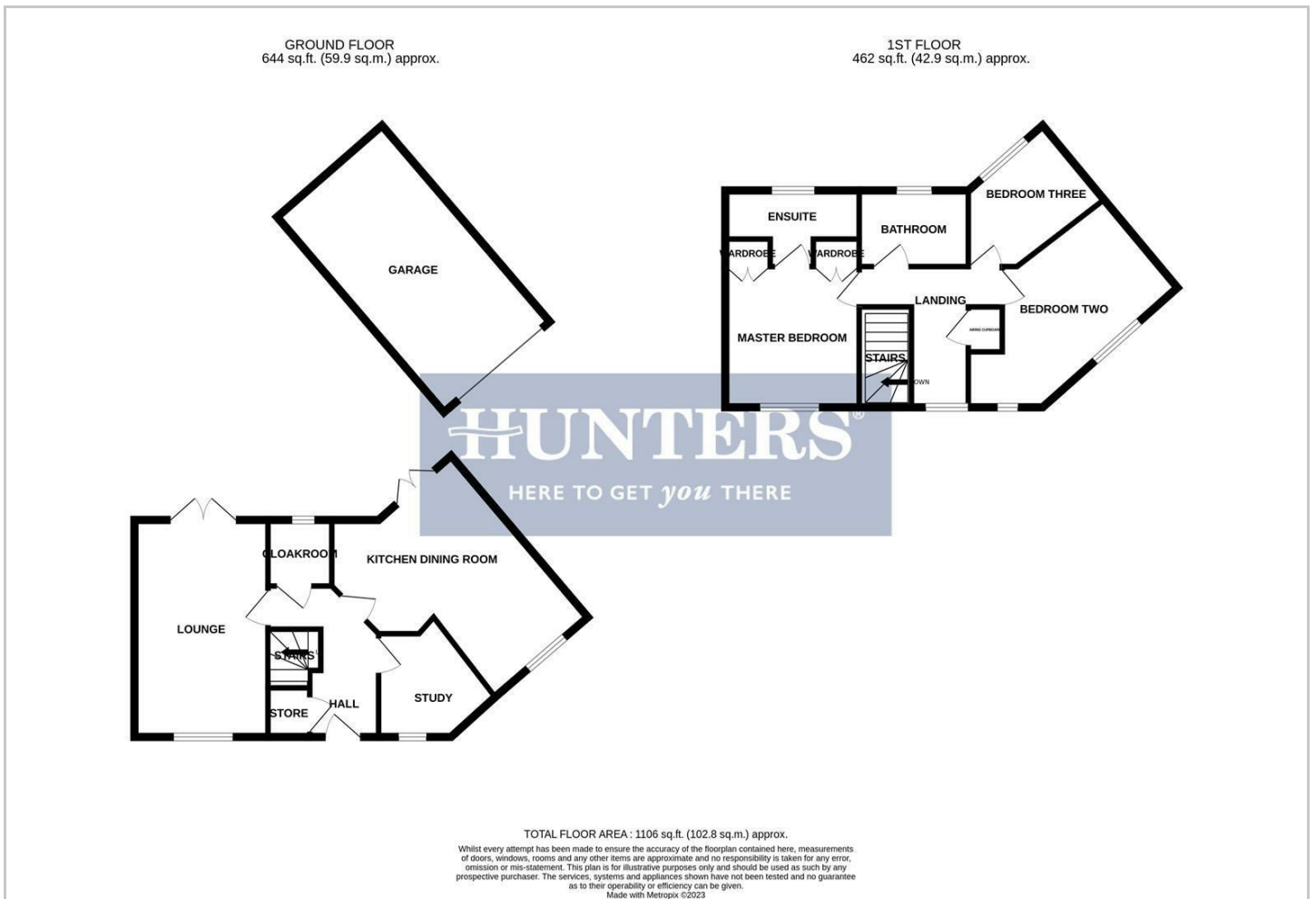
Hybrid Map



Terrain Map

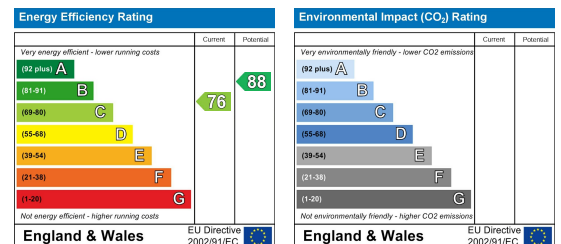


Floor Plan



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.