

HUNTERS[®]

HERE TO GET *you* THERE



The Wold

Claverley, Wolverhampton, WV5 7BD

£1,975 Per Month



Council Tax: E



46 The Wold

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Front Of The Property

With a spacious in and out driveway, front lawn, gated side access, up and over door leading to the garage and a double glazed door to side leading to the entrance hall.

Entrance Hall

With a double glazed door leading from the side of the property this welcoming entrance hall opens to a reception area, has doors to various rooms and a central heating radiator.

Reception Area

10'2" x 7'10" (3.1 x 2.4)

Opening from the entrance hall and to the lounge, double glazed window to side and a central heating radiator.

Lounge

16'0" x 13'5" (4.9 x 4.1)

Opening from the reception area, brick fire surround with open fire behind boarding, double glazed window to rear, double glazed doors to side leading to the rear garden and a central heating radiator.

Kitchen

12'5" x 8'10" (3.8 x 2.7)

With a door leading from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, electric hob and oven, extractor fan, space for fridge freezer, double glazed door to rear, double glazed window to rear, breakfast bar, recessed spotlights and a central heating radiator.

Bedroom One

12'5" x 10'2" (3.8 x 3.1)

With a door leading from the entrance hall, double glazed windows to front and side, storage cupboard and a central heating radiator.

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

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

Bedroom Three

10'2" x 8'2" (3.1 x 2.5)

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

Bathroom

With a door leading from the entrance hall this modern fitted bathroom has a shower cubicle with waterfall shower head and separate shower attachment, wash hand basin, double glazed window to rear, tiled floor and walls, separate bath, recessed spotlights and a chrome heated towel rail.

WC

With a door leading from the entrance hall, WC, double glazed window to rear and tiled floor.

Utility/Gym

11'5" x 9'10" (3.5 x 3)

With a door leading from the entrance hall, plumbing for washing machine, space for tumble dryer, double glazed doors to the rear garden, recessed spotlights and double doors to the garage.

Garage

17'8" x 11'5" (5.4 x 3.5)

With an up and over door to front, door to utility room, wall mounted boiler, window to side, power and light.

Garden

With access from the lounge and kitchen, this lovely expansive private rear garden with great potential backing onto the lane behind the property, has a patio area with lawn beyond which is bordered with mature shrubs, there is also a gate to the side providing access to the front of the property and doors to the utility room/gym. At the rear of the garden is outbuilding which has recently had a new roof and could potentially be used as a garden room/office.



Road Map



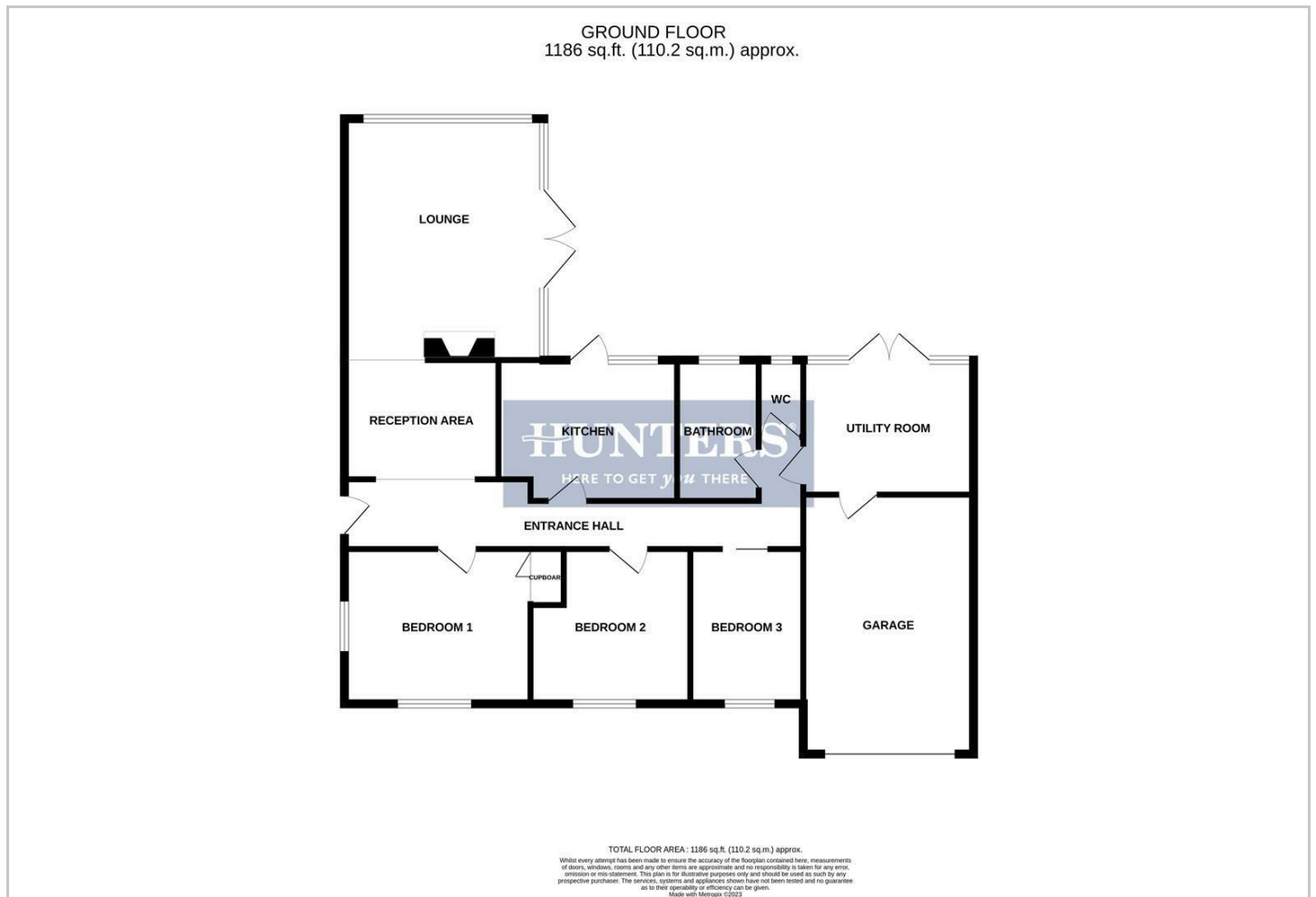
Hybrid Map



Terrain Map



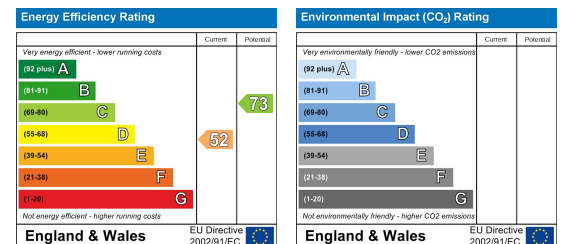
Floor Plan



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.