

# HUNTERS®

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Richardson Drive

Wollaston, DY8 4DN

£325,000



Council Tax: C





# Richardson Drive

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## Front of the Property

To the front of the property is a driveway with shrub borders, double glazed door leading to the hall and a up and over door leading to the garage.

## Hall

With a double glazed door leading from the front of the property, wood flooring, stairs to the first floor, doors to rooms and a central heating radiator.

## WC

With a door leading from the hall, WC, wash hand basin, double glazed window to the front and a central heating radiator.

## Kitchen

11'9" x 8'6" (3.6 x 2.6)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back. one and half bowl sink and drainer, integrated double electric oven and gas hob with extractor fan above, space for a fridge/freezer, plumbing for a washing machine and dishwasher, double glazed window to the front, laminate flooring and a central heating radiator.

## Lounge

14'9" x 11'9" (4.5 x 3.6)

With a door leading from the hall and opening to the dining room, wood flooring, gas fire with decorative surround, two double glazed windows to the side and a central heating radiator.

## Dining Room

14'1" x 9'10" (4.3 x 3)

Opening from the lounge and double glazed doors leading to the rear garden, further door to the study, wood flooring and a central heating radiator.

## Study

10'2" x 9'6" (3.1 x 2.9)

With a door leading from the dining room, door to the garage, double glazed window to the rear, wood flooring, recessed spotlights and a central heating radiator.

## Landing

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

### Bedroom One

10'9" x 10'2" (3.3 x 3.1)

With a door leading from the landing and further door to the en suite, double glazed window to the front, useful storage cupboard and a central heating radiator.

### En Suite

With a door leading from the bedroom, shower cubicle, WC, wash hand basin, chrome heated towel rail, double glazed window to the side, tiled walls and flooring.

### Bedroom Two

8'6" x 6'10" (2.6 x 2.1)

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

### Bedroom Three

9'2" x 5'10" (2.8 x 1.8)

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

### Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed window to the side, extractor fan, tiled walls and flooring and a shaver point.

### Garage

16'8" x 8'2" (5.1 x 2.5)

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

### Garden

With patio doors leading from the dining room to a private patio area with lawn beyond which is bordered with mature shrubs.



Road Map



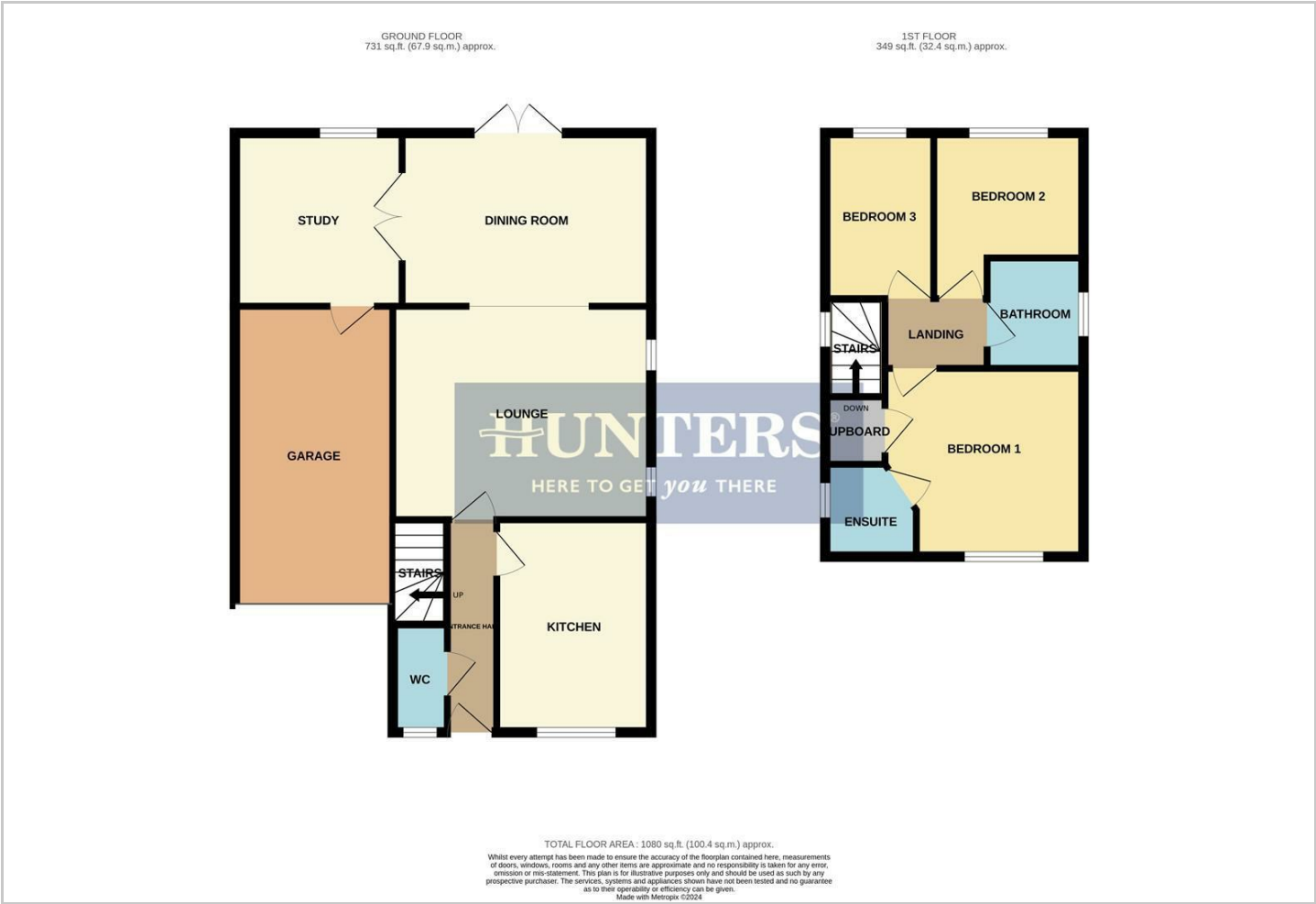
Hybrid Map



Terrain Map

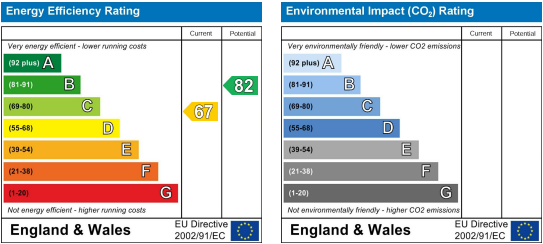


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.