

HUNTERS®

HERE TO GET *you* THERE



Rectory Street

Wordsley, DY8 5QT



Council Tax: B



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Offers Over £330,000



Front Of The Property

With a dwarf wall to front with gate and path leading to the front door.

Reception Hall/Study

With a double glazed composite door to front, double glazed window to front, storage cupboard, laminate floor, doors to rooms and a central heating radiator.

Lounge

12'5" x 12'1" (3.8 x 3.7)

With a door from the reception hall, double glazed window to front, decorative coving, open fire with decorative surround and a central heating radiator.

Inner Hall

With doors to rooms, laminate floor, stairs to the first floor landing and a central heating radiator.

Cellar

12'5" x 10'5" (3.8 x 3.2)

With a door and stairs from the inner hall this converted cellar has laminate floor, power and lighting.

WC

With a door from the inner hall, WC, wash hand basin, tiled floor and part tiled walls.

Sitting/Dining Room

9'6" x 8'10" (2.9 x 2.7)

With a door from the inner hall, laminate floor, double glazed doors leading to the rear garden, further door to the kitchen and a central heating radiator.

Kitchen

12'9" x 12'1" (3.9 x 3.7)

With a door from the sitting/dining room this lovely modern kitchen is fitted with a range of shaker style soft close wall and base units, work surfaces with matching upstands, one and a half stainless steel sink and drainer, integrated dishwasher, space for range cooker and fridge freezer, recessed spotlights, tiled floor, cupboard housing boiler, double glazed window to rear and a central heating radiator.

Landing

With stairs from the inner hall, doors to rooms, double glazed window to side and a central heating radiator.

Bedroom One

12'5" x 12'5" (3.8 x 3.8)

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

Bedroom Two

12'5" x 12'5" (3.8 x 3.8)

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

Bedroom Three

12'5" x 9'2" (3.8 x 2.8)

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

Bathroom

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

Garden

With access from the sitting/dining room, this beautifully maintained private rear garden has a patio area with long lawn beyond which is bordered with mature plants, shrubs and trees, garden pond and a path leading to further patio to the rear of the garden.



Road Map



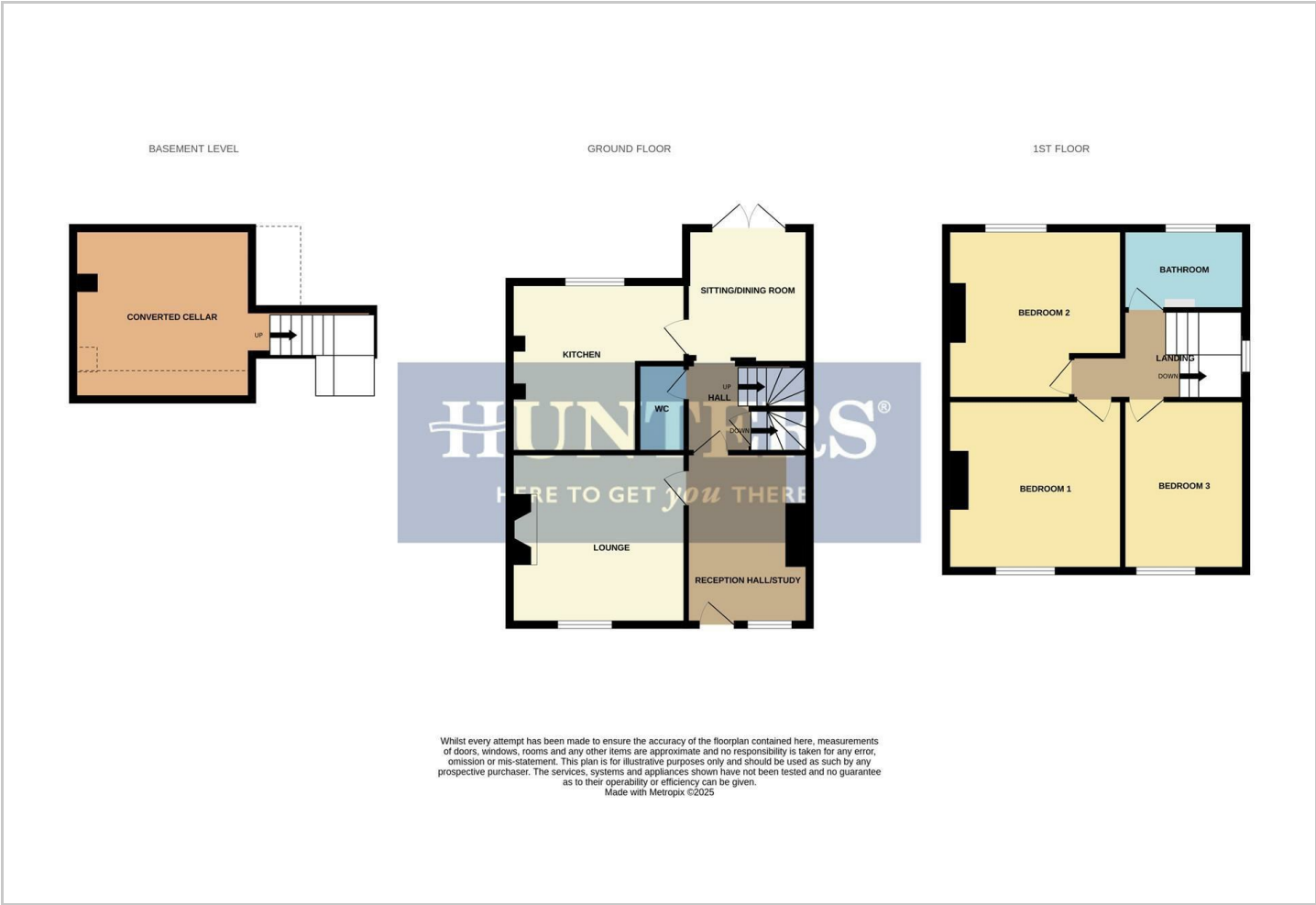
Hybrid Map



Terrain Map

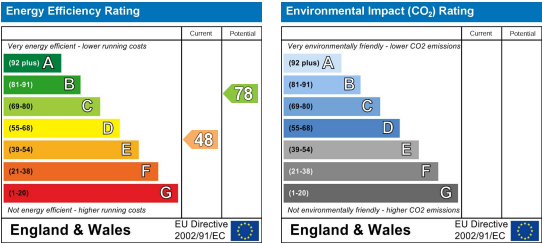


Floor Plan



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.