

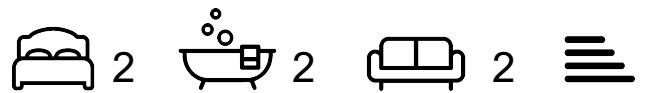
HUNTERS®

HERE TO GET *you* THERE



Rectory Street

Wordsley, DY8 5QT



Council Tax: B



Rectory Street

Wordsley, DY8 5QT

Offers In The Region Of £315,000



Front Of The Property

With a dwarf wall to the front of the property, door leading to the sitting room and gated access to the side entry with a further door to the lobby.

Sitting Room

12'5" x 10'9" (3.8 x 3.3)

With a stained-glass door leading from the front of the property, wooden flooring, open fire with cast iron surround, stained glass door to the inner hall and a central heating radiator.

Inner Hall

With a door leading from the sitting room and further door to the lounge, stairs to the first floor landing and a central heating radiator.

Lounge

12'5" x 10'9" (3.8 x 3.3)

With a door from the inner hall this cosy lounge has a log burner with brick surround, door with stairs to cellar, double glazed doors to the lobby, wooden flooring and a central heating radiator.

Cellar

12'5" x 10'9" (3.8 x 3.3)

With stairs leading from the lounge, power and lighting.

Lobby

12'5" x 6'10" (3.8 x 2.1)

With double glazed doors leading from the lounge, three skylight windows, built in cupboards, recessed spotlights, door to side entry and tiled flooring with underfloor heating.

Utility Room

9'2" x 4'11" (2.8 x 1.5)

With a door leading from the lobby this modern utility is fitted with a range of wall and base units, granite work surfaces with matching upstands, inset stainless steel sink, cupboard housing boiler, integrated washing machine, tumble dryer and microwave, tiled floor with underfloor heating, opening to the kitchen and door to the bathroom.

Bathroom

With a door from the utility this gorgeous modern bathroom has a walk in shower with waterfall shower head and separate shower attachment, WC, dual vanity sink set into vanity unit, tiled floor and walls, glass lantern, Bluetooth fitted wall mirror, recessed spotlights, tiled flooring with under floor heating and a chrome heated towel rail.

Tel: 01384 443331

Kitchen Dining Room

18'0" x 14'1" (5.5 x 4.3)

Opening from the utility this stunning extended open plan kitchen dining room is fitted with a range of soft close wall and base units, granite work surfaces with matching up stands, island with breakfast bar, space for range cooker, integrated fridge, freezer and dishwasher, boiling tap, wine cooler, one and a half sink, tiled floor with underfloor heating, stainless steel cooker hood, brick fireplace with log burner and built in pizza oven, recessed spotlights, under and over cupboard spotlights, glass lantern and double glazed bi fold doors to the rear garden.

Landing

With stairs from the inner hall, doors to rooms and loft access.

Bedroom One

12'5" x 11'9" (3.8 x 3.6)

With a door from the landing, door to en suite, double glazed window to the front, wooden flooring, cast iron fireplace and a central heating radiator.

En Suite

With a door from bedroom one, shower cubicle with waterfall shower head, WC, wash hand basin, recessed spotlights, tiled floor and walls, double glazed window to front and two chrome heated towel rails.

Bedroom Two

12'5" x 10'9" (3.8 x 3.3)

With a door from the landing, wooden flooring, fitted wardrobes, built in storage cupboard, double glazed window to the rear and a central heating radiator.

Garden

With access via bi folding doors leading from the kitchen, this private rear garden has a patio area with fitted wall lighting, steps lead to a lawn beyond which is bordered with mature shrubs, plants and trees and a lovely garden pond. To the rear of the garden is a 4x4 metre insulated summerhouse with power and a lovely composite decked seating area with Veranda overlooking the garden.



Road Map



Hybrid Map



Terrain Map

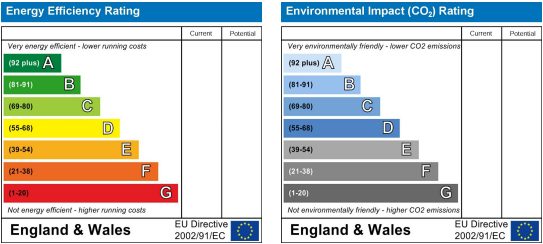


Floor Plan



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.