

HUNTERS®

HERE TO GET *you* THERE



Richmond Grove

Wollaston, DY8 4SF

£395,000



Council Tax: C



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Front of the Property

To the front of the property there is a block paved driveway with white polar chipping stoned border, up and over door to the garage, up and down lights and a double glazed composite door to the porch.

Porch

With a double glazed composite door leading from the front of the property, oak door to the hall, two double glazed windows to the front and tiled flooring.

Entrance Hall

With a door leading from the porch this inviting entrance hallway has an oak staircase with stairs leading to the first floor, parquet style Amtico flooring, oak doors to the kitchen and lounge, useful storage cupboard and a central heating radiator.

Lounge

15'1" x 10'9" (4.6 x 3.3)

With an oak door leading from the entrance hall this cosy room has a log burning stove with tiled hearth and beam above, Amtico flooring, double glazed window to the front and a central heating radiator.

Open Plan Kitchen Family Room

18'8" x 15'8" (5.7 x 4.8)

With an oak door leading from the entrance hall this impressive extended open plan kitchen family room has a modern kitchen which is fitted with a range of shaker style soft close wall and base units, quartz work surfaces with matching upstands, centre island with oak work surface and built in 5 ring gas hob and breakfast bar, integrated electric double oven, fridge/freezer and dishwasher, carousel corner unit, Belfast sink, herringbone style Amtico flooring, fitted wall and hanging lights, bi folding

doors to the rear garden, oak door to the utility room, double glazed window to the rear, three skylights, recessed spotlights, built in extractor fan and two column style central heating radiators.

Utility Room

With an oak door leading from the kitchen this utility room is fitted with a range of wall and base units, work surfaces with tiled splash back, plumbing for a washing machine, space for a dryer, oak doors to the WC and garage, double glazed door to the rear garden, tiled flooring, recessed spotlights, cupboard housing boiler and a central heating radiator.

WC

With an oak door leading from the utility room, WC, wash hand basin, chrome heated towel rail, tiled flooring, part tiled walls and recessed spotlights.

Landing

With an oak staircase and stairs leading from the hall, double glazed window to the side, oak doors to all rooms and loft access with fitted ladders to a fully boarded loft with lighting.

Bedroom One

13'1" x 10'9" (4 x 3.3)

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

Bedroom Two

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

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

Bedroom Three

6'2" x 6'2" (1.9 x 1.9)

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

Bathroom

With an oak door leading from the landing this modern fitted bathroom has a p-shaped bath with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, traditional style central heating radiator, double glazed window to the rear, tiled flooring and walls, recessed spotlights and a built in extractor fan.

Garage Store

7'6" x 7'6" (2.3 x 2.3)

With an up and over door leading from the front of the property, power, lighting and a door to the utility room.

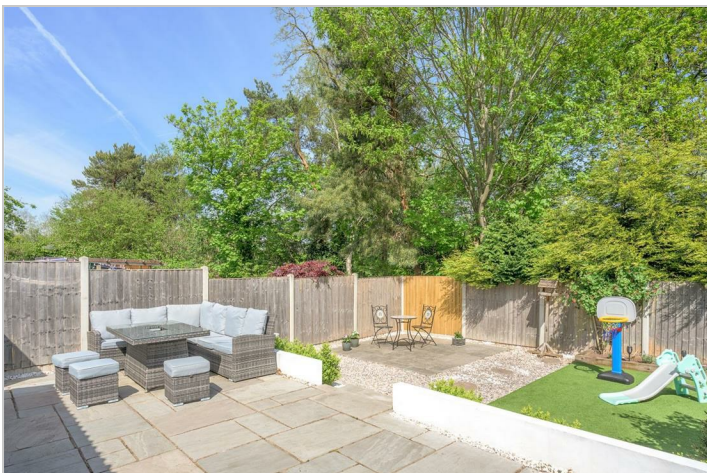
Garden

With access via bi folding doors leading from the kitchen, this fully landscaped and private rear garden has a patio area with chipping stoned borders, steps leading to an artificial lawn with sleeper and planted

borders, further patio area to the side bordered with chipping stones, there is also a door leading back into the utility room.

Disclaimer

This property is owned by a member of Hunters team.



Road Map



Hybrid Map



Terrain Map



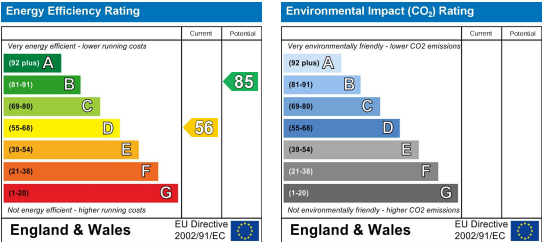
Floor Plan



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.