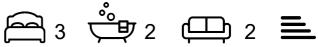
# HUNTERS®

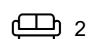
HERE TO GET you THERE



# Lawnswood Road

Wordsley, DY8 5LL £440,000







# 99 Lawnswood Road

Wordsley, DY8 5LL

£440,000







## Front of the Property

With a chipping stone driveway to front, electric roller shutter door to garage, double glazed door to hall and door to porch.

#### Hall

With a double glazed door to front, doors leading to various rooms, storage cupboard, loft access and a central heating radiator.

# **Porch**

2'11" x 6'5" (0.9 x 1.98)

With a door to front, double glazed door to kitchen, double glazed window to rear and space for fridge / freezer.

## Kitchen

16'10" max x 13'5" max (5.15 max x 4.09 max)

With a double glazed door leading from the porch, door leading from the hall, opening to dining area, range of fitted wall and base units with worksurfaces over, one and a half bowl sink and drainer, space for oven with cooker hood above, integrated fridge and dishwasher, opening to garden room, recessed spotlights and two central heating radiators.

# **Dining Area**

8'5" x 7'8" (2.57 x 2.35)

With an opening from the kitchen, built in bench seating, double glazed window to front and a central heating radiator.

#### Garden Room

19'3" x 8'6" (5.88 x 2.61)

With an opening from the kitchen, double glazed sliding doors to garden, double glazed windows to side and rear and recessed spotlights.

# Lounge

16'6" x 9'1" (5.03 x 2.79)

With a door leading from the hall, built in storage, double glazed window to front, electric fire with decorative surround and a central heating radiator.

#### **Bedroom One**

10'5" x 11'3" (3.2 x 3.44)

With a door leading from the hall, door leading to en suite, double glazed french doors to garden and a central heating radiator.

Tel: 01384 443331

#### En Suite

3'10" x 7'10" (1.19 x 2.4)

With a door leading from bedroom one, tiled walls and floor, walk in shower cubicle, WC, wash hand basin set into vanity unit, extractor fan and a chrome heated towel rail.

#### **Bedroom Two**

10'5" x 7'1" front of wardrobe (3.19 x 2.17 front of wardrobe)

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

#### **Bedroom Three**

7'1" x 9'2" (2.17 x 2.81)

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

#### Bathroom

6'3" x 6'1" (1.91 x 1.86)

With a door leading from the hall, tiled walls and floor, WC, wash hand basin, bath with shower over, recessed spotlights, extractor fan and a chrome heated towel rail.

#### Garden

With doors leading from bedroom one and the garden room, patio area, lawn beyond with planted borders, outdoor power points, outdoor tap, door to garage and double glazed door leading to the summerhouse.

#### Summerhouse

7'4" x 10'4" (2.25 x 3.17)

With a double glazed door leading from the garden, power and light and a double glazed window to front.

#### Garage

14'10" x 10'1" (4.54 x 3.09)

With an electric roller shutter door to front, power and light and door to garden.





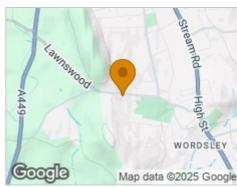




# Road Map Hybrid Map Terrain Map







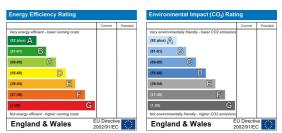
### Floor Plan



# 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.