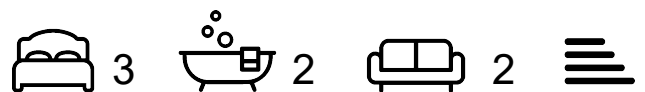


HUNTERS®

HERE TO GET *you* THERE



Giggetty Lane Wombourne, WV5 0AY



Council Tax: B



Giggetty Lane

Wombourne, WV5 0AY

£329,950



Front of the Property

To the front of the property is a driveway with lawn to the side which has mature shrubs, double glazed doors to the hall and utility room.

Entrance Hall

With a double glazed door leading from the front of the property, stairs to the first floor, door to the lounge, opening to the kitchen dining room and a central heating radiator.

Lounge

17'8" x 10'5" (5.4 x 3.2)

With a door leading from the entrance hall, double glazed window to the front, log burner with beam above and tiled hearth, double glazed sliding door to the rear garden and a central heating radiator.

Dining/Sitting Room

Opening from the entrance hall and further opening to the kitchen, this dining/sitting room has a log burner with beam above, double glazed window to the front, two double glazed windows to the side, tiled flooring, two useful storage cupboards and a central heating radiator.

Kitchen

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

Opening from the dining/sitting room this extended modern fitted kitchen has a range of shaker style wall and base units, oak work surfaces with tiled splash back, integrated fridge and dishwasher, double electric oven and electric hob with stainless steel cooker hood above, one and a half bowl sink and drainer, tiled flooring, double glazed windows to the side and rear, double glazed door to the rear garden, door to the utility room, recessed spotlights and a central heating radiator.

Utility Room

6'6" x 5'6" (2 x 1.7)

With a door leading from the kitchen this utility room has a range of wall and base units, work surfaces with tiled splash back, plumbing for washing machine, integrated freezer, double glazed window and door leading to the front of the property, tiled flooring, door to the shower room and a central heating radiator.

Shower Room

With a door leading from the utility room this gorgeous shower room has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to the rear, tiled flooring, part tiled walls, extractor fan and a central heating radiator.

Landing

With stairs leading from the first floor, doors to rooms, airing cupboard with boiler and double-glazed window to the front.

Bedroom One

11'9" x 11'5" (3.6 x 3.5)

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

Bedroom Two

11'9" x 8'2" (3.6 x 2.5)

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

Bedroom Three

9'2" x 7'2" (2.8 x 2.2)

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

Bathroom

With a door leading from the landing this modern fitted bathroom has a walk in shower cubicle with a waterfall shower head, bath with separate shower attachment, chrome heated towel rail, WC, wash hand basin, two double glazed windows to rear, tiled floor and walls and recessed spotlights.

Garden

With access from the lounge and kitchen this spacious private rear garden has a patio area with lawn beyond which has sleeper borders.



Road Map



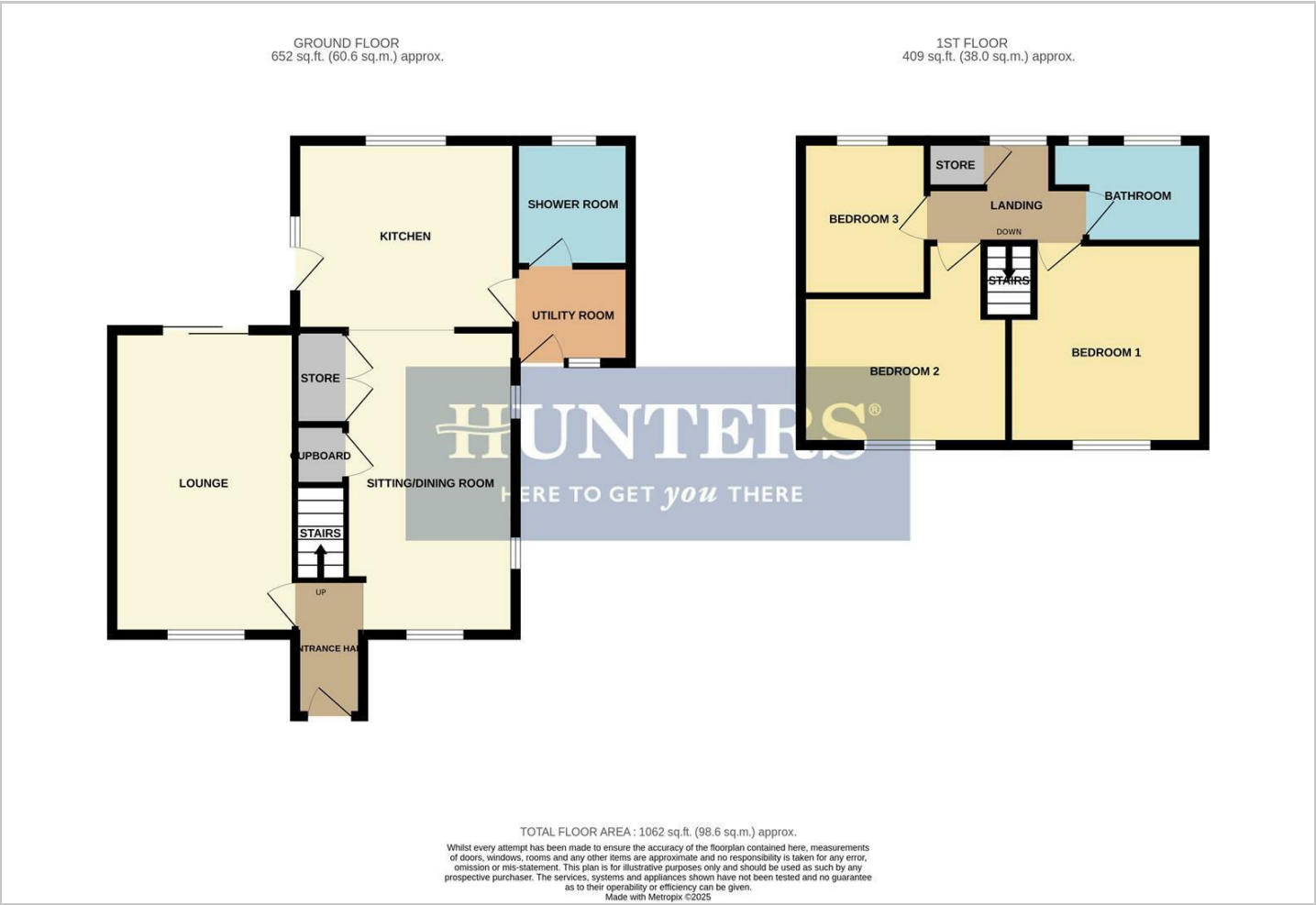
Hybrid Map



Terrain Map

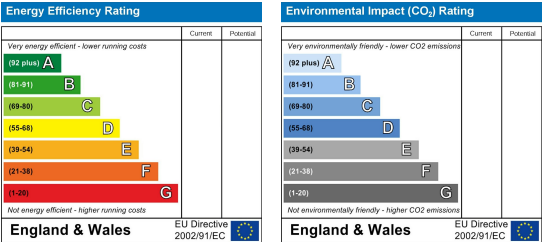


Floor Plan



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.