

HUNTERS®

HERE TO GET *you* THERE



Rugby Road

Wollaston, Stourbridge, DY8 4RJ



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Offers In The Region Of £245,000



Front of The Property

To the front of the property there is a tarmacadam tandem driveway providing ample off road parking, small lawn to side, door leading to entrance hall, gated side access leading to garden and a detached garage with up and over door.

Entrance Hall

With a door leading from the side of the property, doors to various rooms, stairs to first floor landing and a central heating radiator.

Lounge

15'10" x 11'5" (4.83 x 3.5)

With a door leading from entrance hall, feature fireplace with gas fire, space for seating, dual aspect double glazed windows to front and side and a central heating radiator.

Kitchen Dining Room

16'8" x 10'11" max (5.09 x 3.34 max)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splash back, space for appliances, oven and hob with extractor hood, wall mounted central heating boiler, storage cupboards, double glazed window to rear, double glazed door to garden and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms and loft access.

Bedroom One

14'0" x 12'8" max (4.28 x 3.87 max)

With a door leading from landing, built in wardrobes, double glazed window to rear and a central heating radiator.

Bedroom Two

13'3" x 9'4" max (4.06 x 2.86 max)

With a door leading from landing, built in wardrobes, dual aspect double glazed windows to front and side and a central heating radiator.

Bedroom Three

8'10" x 7'1" (2.71 x 2.16)

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

Bathroom

With a door leading from landing, WC, wash hand basin, bath with shower over, partly tiled, double glazed window to rear and a central heating radiator.

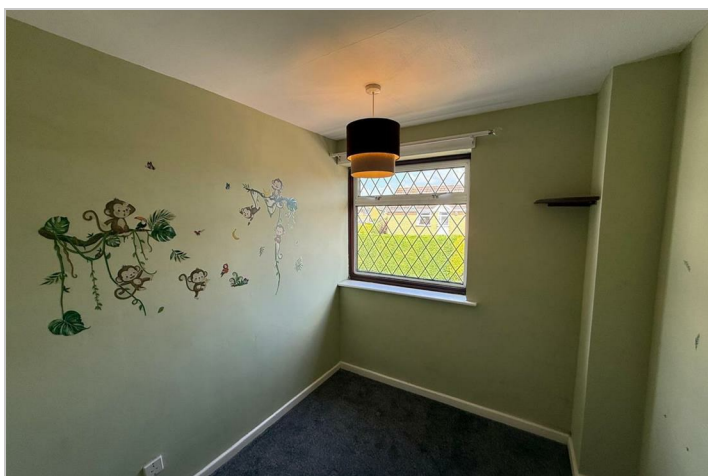
Garage

16'11" x 8'0" (5.18 x 2.46)

With an up and over door accessed from the driveway, useful storage space.

Garden

With a door leading from kitchen dining room to a patio seating area, well maintained lawn, shed and gated side access leading to the front of the property.



Road Map



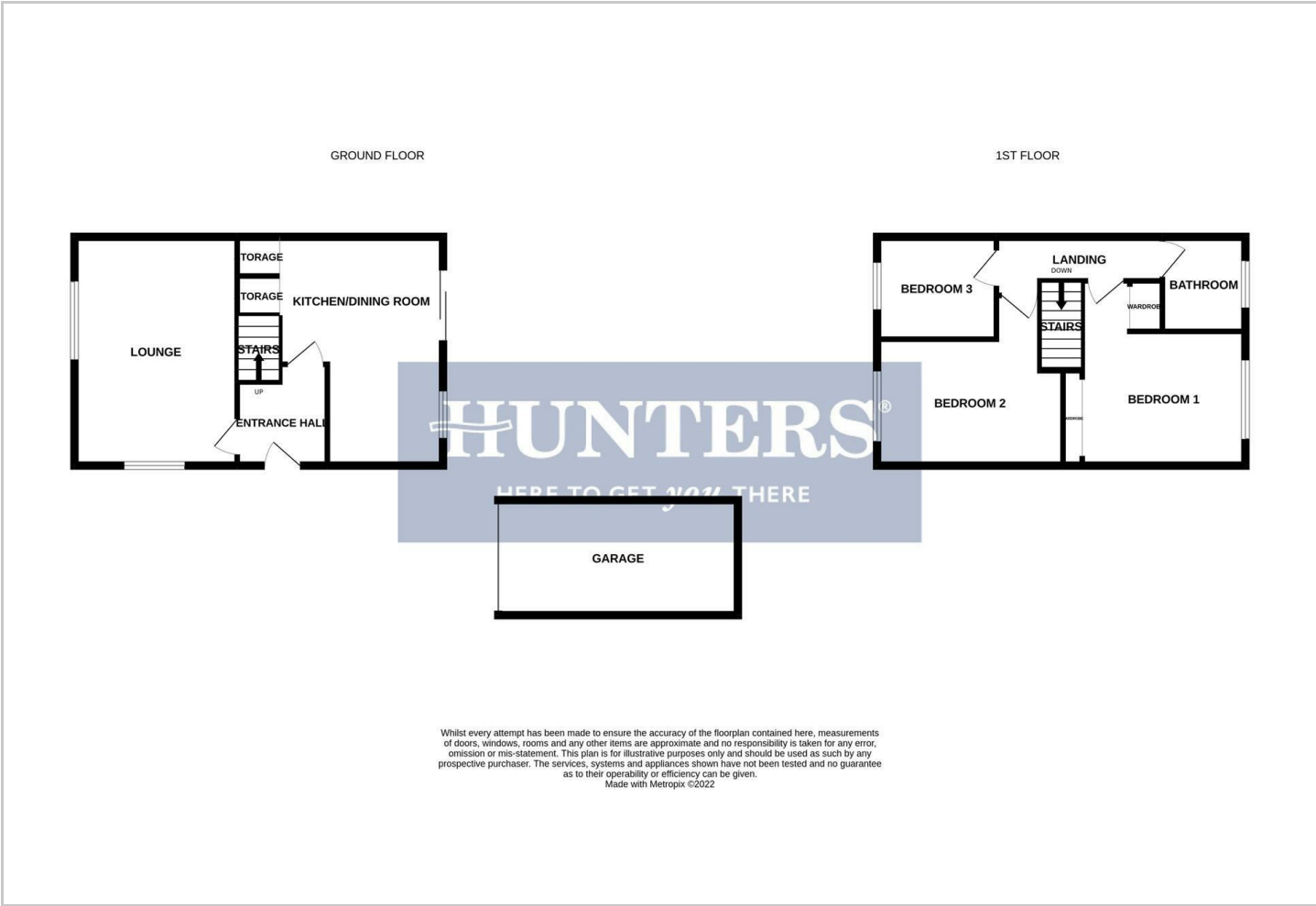
Hybrid Map



Terrain Map

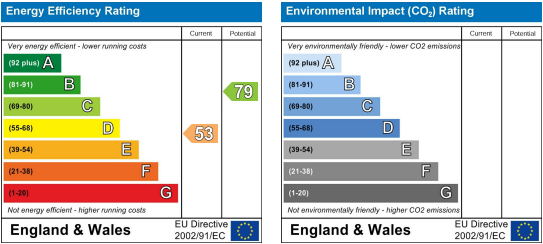


Floor Plan



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.