

HUNTERS[®]

HERE TO GET *you* THERE



Wells Road

Penn, WV4 4BH



Council Tax: D



Wells Road

Penn, WV4 4BH

£390,000



Front Of The Property

To the front of the property is a block paved driveway with shrub borders, double glazed door to the porch and double gates providing useful side storage.

Porch

With a double glazed door to front, tiled floor and a door to the entrance hall.

Entrance Hall

With a double glazed door to front, stairs to the first floor landing, karndean floor, doors to rooms and a central heating radiator.

Lounge

12'9" into bay x 11'9" (3.9 into bay x 3.6)

With a door from the entrance hall, double glazed bay window to front, laminate floor and a central heating radiator.

Kitchen

9'6" x 8'2" (2.9 x 2.5)

With a door from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, integrated fridge freezer, double electric oven, microwave, gas hob with stainless steel cooker hood, plumbing for washing machine, stainless steel sink and drainer, recessed spotlights and opening to the extended dining room.

Sitting Room

12'9" x 10'9" (3.9 x 3.3)

With a door from the entrance hall, log burner with tiled hearth and decorative surround, laminate floor, a central heating radiator and opening to the dining room.

Dining Room

19'8" x 8'6" (6 x 2.6)

Opening from the kitchen and sitting room this extended dining room has three skylight windows, bi folding doors leading to the rear garden, patio doors to rear garden, a door to the utility room and a central heating radiator.

Utility Room

14'1" x 5'10" (4.3 x 1.8)

With a door leading from the dining room this utility has plumbing for washing machine, fitted wall and base units, work surfaces with stainless steel sink and drainer, space for tumble dryer, wall mounted boiler, double glazed doors to front and rear, recessed spotlights, a central heating radiator and door to WC.

Tel: 01384 443331

WC

With a door leading from the utility, recessed spotlights, WC, wash hand basin, double glazed window to side and a central heating radiator.

Landing

With stairs from the entrance hall, stained glass window to side, loft access and doors to rooms.

Bedroom One

13'5" into bay x 11'9" (4.1 into bay x 3.6)

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

Bedroom Two

12'9" x 10'5" (3.9 x 3.2)

With a door from the landing, double glazed window to rear, fitted wardrobes, air conditioning unit and a central heating radiator.

Bedroom Three

9'6" x 8'6" (2.9 x 2.6)

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

Shower Room

With a door from the landing this modern shower room has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to front, recessed spotlights, extractor fan, tiled walls, bluetooth speaker and a chrome heated towel rail.

Garden

With access via bi folding doors from the extended dining room, this well maintained private rear garden has a porcelain patio area with lawn beyond which is bordered with shrubs, there is composite decking to the rear of the garden, pergola, sleeper borders, trees and a further patio beyond with garden shed.



Road Map



Hybrid Map



Terrain Map

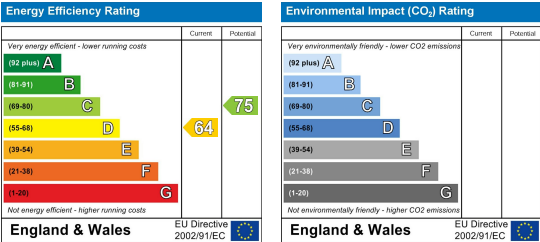


Floor Plan



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.