

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Arundel Road

Wordsley, DY8 5EJ



Council Tax: C



# Arundel Road

Wordsley, DY8 5EJ

£250,000



## Front of the Property

To the front of the property is a block paved driveway with chipping stones and shrub borders, electric roller door to the garage and a double glazed door to the entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to the first floor, doors to the lounge and kitchen, laminate flooring and a central heating radiator.

## Lounge Dining Room

20'8" x 11'5" (6.3 x 3.5)

With a door leading from the hall, double glazed window to the front, gas fire with decorative surround, double glazed doors to the conservatory, laminate flooring and a central heating radiator.

## Kitchen

9'10" x 6'6" (3 x 2)

With a door leading from the hall and fitted with a range of wall and base units, work surfaces with tiled splash back, electric oven and gas hob with stainless steel cooker hood above, one and a half bowl stainless steel sink and drainer, plumbing for a washing machine, double glazed window to the rear and a door to the utility room.

## Conservatory

10'5" x 9'10" (3.2 x 3)

With double glazed doors leading from the lounge and further doors to the garden, tiled flooring, double glazed windows to the side and rear and a ceiling light and fan.

## Utility Room

With a door leading from the kitchen, plumbing for a dishwasher, tiled flooring, double glazed window and door to the garden and further doors to the garage and shower room.

## Shower Room

With a door leading from the utility room, shower cubicle, WC, wash hand basin, tiled flooring and part tiled walls.

## Garage

15'1" x 8'6" (4.6 x 2.6)

With an electric roller door to the front, power, lighting and a door to the utility room.

## Landing

With stairs leading from the hall, airing cupboard with boiler, double glazed window to the side, doors to rooms and loft access.

## Bedroom One

10'9" x 9'2" (3.3 x 2.8)

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

## Bedroom Two

9'10" x 10'2" (3 x 3.1)

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

## Bedroom Three

8'6" x 6'10" (2.6 x 2.1)

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

## Bathroom

With a door leading from the landing, bath with shower, WC, wash hand basin, heated towel rail, double glazed windows to the rear and side, tiled walls and flooring.

## Garden

With access from the conservatory and utility room, this private rear garden has a patio area with lawn beyond which is bordered with mature shrubs and plants.



## Road Map



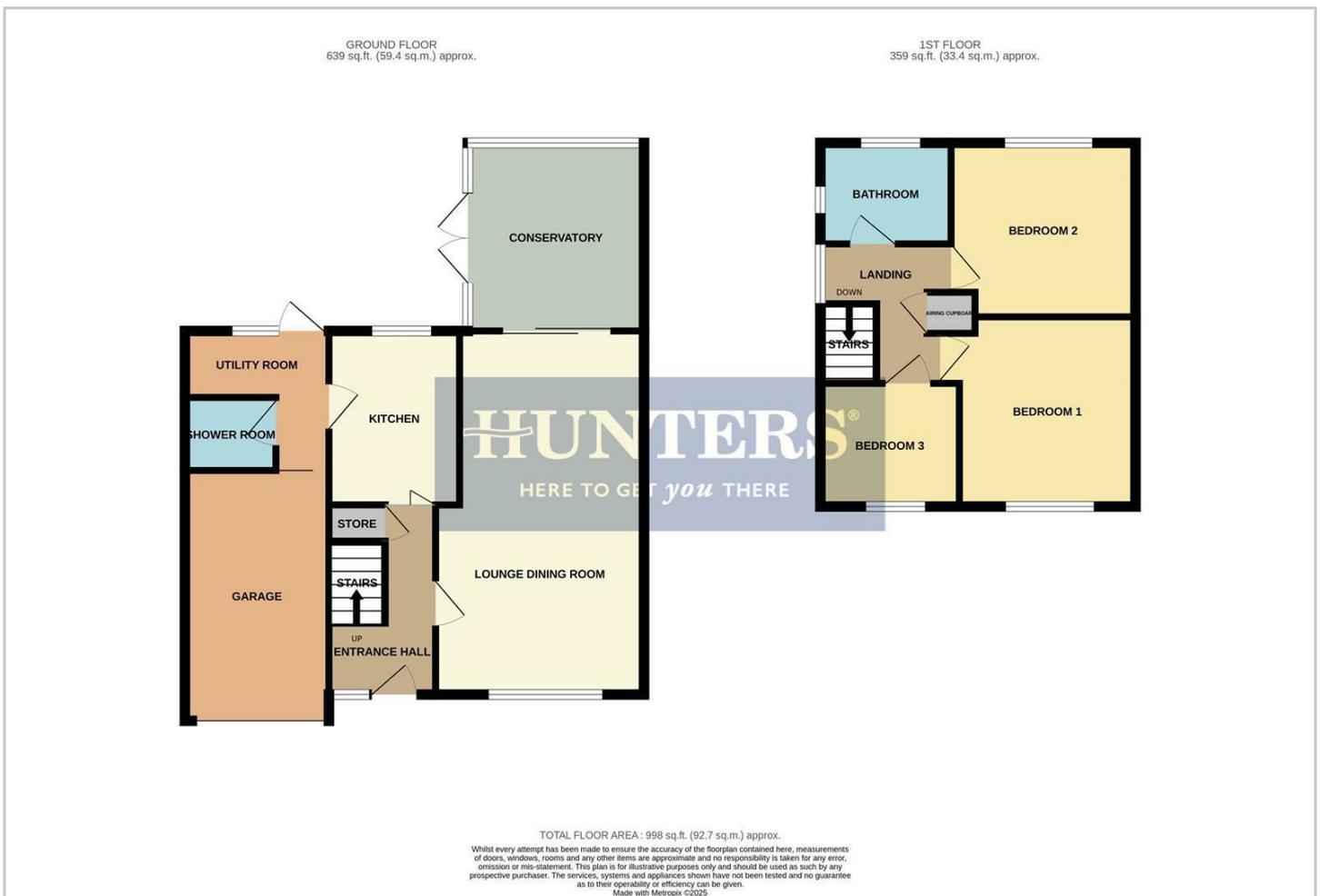
## Hybrid Map



## Terrain Map

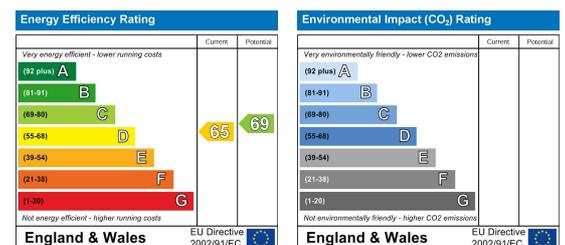


## Floor Plan



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.