

# HUNTERS<sup>®</sup>

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## Lawnswood Road

Wordsley, Stourbridge, DY8 5LN



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£400,000



## Front of The Property

To the front of the property there is a large block paved driveway, gated side access leading to rear garden, outside light, up and over door to garage and double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, space for console table, further door to lounge and double glazed window to front.

## Lounge

19'8" x 11'5" (6 x 3.5 )

With doors leading from entrance hall and dining room, feature fire place with gas fire, wall lights, space for seating, double glazed bow window to front and a central heating radiator.

## Dining Room

10'9" x 14'9" max (3.3 x 4.5 max)

With doors leading to various rooms, stairs to first floor landing with storage cupboard and further under stairs storage, space for large dining table, double glazed window to side, further double glazed sliding doors to garden room and a central heating radiator.

## Kitchen

19'8" x 7'2" max (6 x 2.2 max )

With doors leading from dining and garden rooms, fitted with a range of matching wall and base units with worksurfaces over, one and a half sink and drainer, matching upstands and tiled splashback, integrated oven, electric hob, cooker hood over, fridge, dishwasher, plumbing for washing machine and space for tumble dryer, tiled floor, recessed spotlights, pantry-cupboard, breakfast bar, double glazed window to side, further double glazed door to rear garden and a central heating radiator.

## Garden Room

14'1" x 7'2" (4.3 x 2.2 )

With a door leading from kitchen, space for seating, wall lights, double glazed sliding doors to dining room and rear garden and a central heating radiator.

## WC

With a door leading from dining room, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, double glazed window to side and a chrome central heating towel rail.

## Landing

With stairs leading from dining room, stairs to various rooms and loft access.

### Bedroom One

12'1" x 11'5" (3.7 x 3.5)

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

### Bedroom Two

10'9" x 7'10" (3.3 x 2.4)

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

### Bedroom Three

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

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

### Bedroom Four

7'10" x 6'6" (2.4 x 2)

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

### Garage

15'5" x 8'2" (4.7 x 2.5 )

With up and over door leading from the front of the property, useful storage space, light and power and further door to garden.

### Garden

With double glazed doors leading from kitchen and garden room to a patio seating area, well maintained lawn, mature shrubs and trees, gated side access leading to the front of the property, tap and garden shed.



## Road Map



## Hybrid Map



## Terrain Map



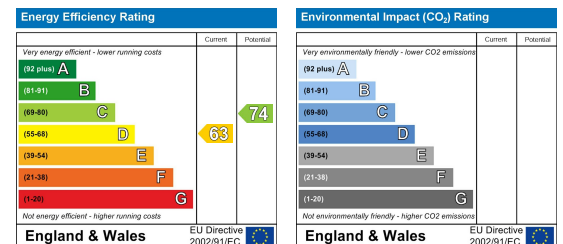
## Floor Plan



## 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.