

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Tack Farm Road

Wordsley, DY8 5DP



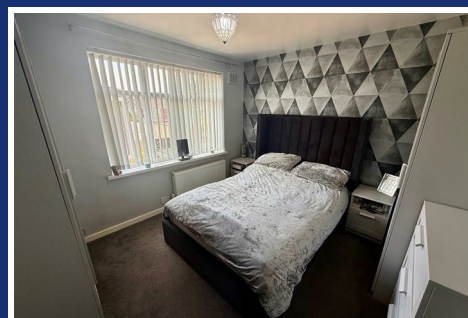
Council Tax: D



# Tack Farm Road

Wordsley, DY8 5DP

£225,000



## Front of the Property

To the front of the property is a block paved driveway with gravelled area to the side, double glazed composite doors leading to the utility room and entrance hall.

## Entrance Hall

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

## Lounge

19'8" x 10'5" (6 x 3.2)

With a door leading from the hall, double glazed windows to the front and rear, laminate flooring and two central heating radiators.

## Kitchen

12'5" x 6'2" (3.8 x 1.9)

With a door leading from the hall this modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, sink and drainer, gas hob with stainless steel cooker hood above, electric oven, integrated microwave, double glazed window to the rear, door to the utility room and a column style radiator.

## Utility Room

15'1" x 6'2" (4.6 x 1.9)

With a door leading from the front of the property and a further double glazed door leading to the rear garden, space for appliances, plumbing for a washing machine and double glazed windows to the side and rear.

## Landing

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

## Bedroom One

13'9" x 9'2" (4.2 x 2.8)

With a door leading from the landing, two double glazed windows to the front, two useful storage cupboards, one housing the boiler and a central heating radiator.

## Bedroom Two

10'9" x 10'2" (3.3 x 3.1)

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

### Shower Room

With a door leading from the landing this modern shower room has a walk in shower cubicle, WC, wash hand basin, tiled walls, double glazed window to the rear and a chrome heated towel rail.

### Garden

With access from the utility room this private rear garden has a chipping stoned seating area with lawn beyond which is bordered with mature shrubs and trees



Road Map



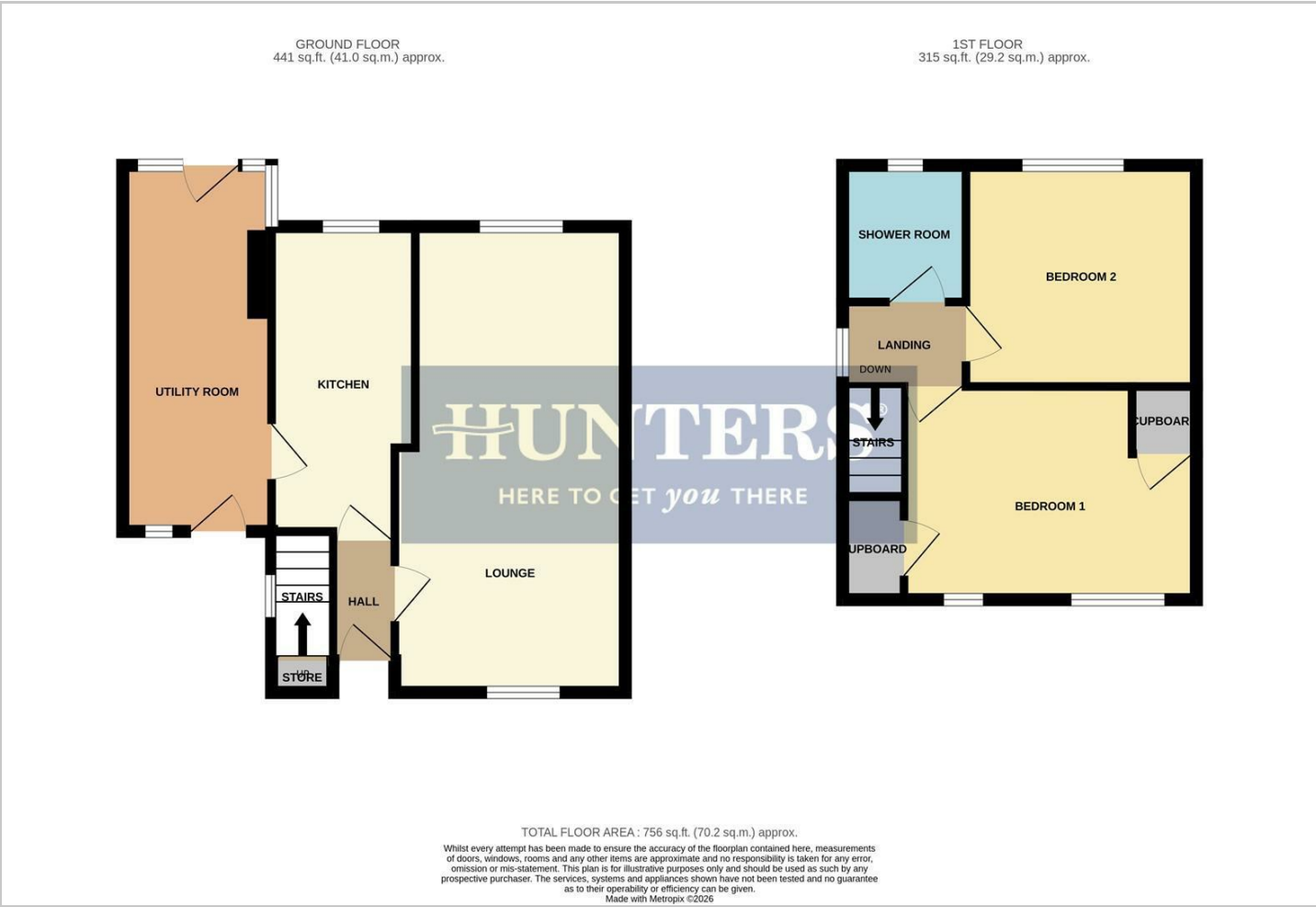
Hybrid Map



Terrain Map

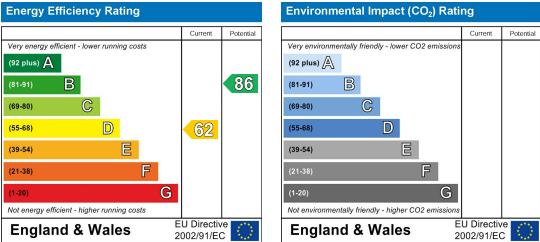


Floor Plan



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.