

HUNTERS®

HERE TO GET *you* THERE



Tack Farm Road

Wordsley, DY8 5DP



Council Tax: A



Tack Farm Road

Wordsley, DY8 5DP

£215,000



Front of the Property

To the front of the property is a block paved driveway with doors leading to the hall and utility room.

Hall

With a door leading from the front of the property, stairs to the first floor, cupboard with meters, open to the kitchen and a door to the lounge.

Lounge Dining Room

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

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

Kitchen

9'10" x 6'2" (3 x 1.9)

Opening from the hall this kitchen is fitted with a range of wall and base units, work surfaces with stainless steel sink and drainer, electric hob and oven, space for a fridge, useful storage cupboard, door to the utility room and a double glazed window to the rear.

Utility Room

With a door leading from the front of the property and further doors leading to the rear garden and kitchen, tiled flooring, wall cupboard units, plumbing for a washing machine and space for a dryer.

Landing

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

Bedroom One

13'5" x 9'2" (4.1 x 2.8)

With a door leading from the landing, two double windows to the front, two storage cupboards one which houses 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.

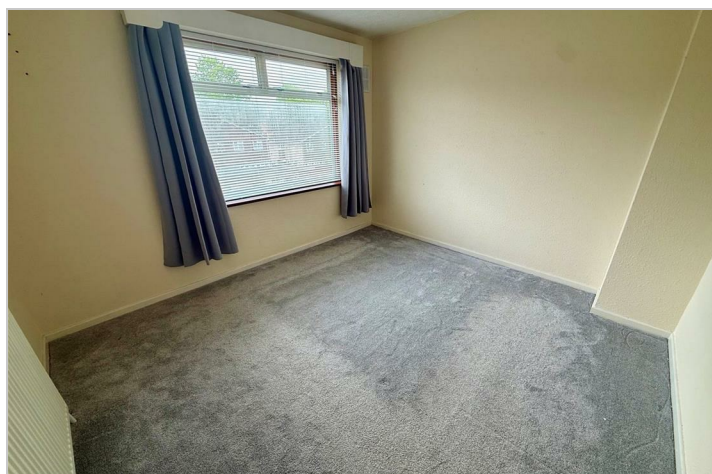
Shower Room

With a door leading from the landing, shower cubicle, WC, wash hand basin, double glazed window to the rear, tiled walls and a central heating radiator.

Garden

Tel: 01384 443331

With access from the utility room this private rear garden has a patio area with lawn beyond, mature borders, garden shed and useful outbuilding.



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.

KITCHEN

DINING ROOM

UTILITY ROOM

STORE

STAIRS

HALL

STORE

LOUNGE

SHOWER ROOM

BEDROOM 2

BEDROOM 1

CUPBOARD

CUPBOARD

DOWN

UP

STAIRS

LANDING

HUNTERS

HERE TO MEET you THERE

TOTAL FLOOR AREA : 688 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 67, Potential: 87

EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-40)		
D	(55-48)		
E	(39-54)		
F	(21-38)		
G	(1-28)		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 67, Potential: 87

EU Directive 2012/27/EC

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.