

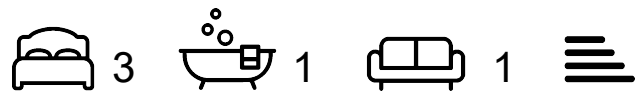
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wassell Road

Stourbridge, DY9 9DJ



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Offers Over £200,000



## Front of The Property

To the front of the property beyond dwarf wall and double gates is a large driveway providing ample off road parking, canopy, outside light and gated side access leading to rear garden.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing with under stairs storage cupboard, doors to various rooms, double glazed window to front and a central heating radiator.

## Lounge Diner

15'1" x 10'9" (4.6 x 3.3)

With doors leading from entrance hall, feature fire place with gas fire, space for seating, double glazed doors to rear, further double glazed window to front and a central heating radiator.

## Kitchen Breakfast Room

13'9" x 7'10" (4.2 x 2.4)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, plumbing for washing machine, space for breakfast table and appliances, tiled floor, double glazed window and door to rear and a central heating radiator.

## Bathroom

With a door leading from entrance hall, bath with shower over, wash hand basin, WC, tiled walls, double glazed window to rear and a chrome central heated towel rail.

## Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard, double glazed window to front and a central heating radiator.

## Bedroom One

13'5" x 8'10" (4.1 x 2.7 )

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

### Bedroom Two

10'5" x 8'2" (3.2 x 2.5)

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

### Bedroom Three

10'9" x 6'6" max (3.3 x 2 max)

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

### Garden

With double glazed doors leading from lounge diner and kitchen breakfast room, patio seating, well maintained lawn and gated side access to the front of the property.



## 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.