

# HUNTERS<sup>®</sup>

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## The Glassworks, George Street

Wordsley, DY8 5YN



Council Tax: C



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£425,000



## Front of the Property

To the front of the property is a dwarf wall and gate providing access to the front of the property, chipping stones and shrub borders, additional parking to the side of the property and access to the open garage and a further gate providing access to the side of the property.

## Entrance Hall

With a door leading from the front of the property, this inviting hall has quarry tiled flooring, stairs to the first floor, doors to various rooms, stairs leading down to the cellar and a central heating radiator.

## Dining/Sitting Room

11'9" x 11'9" (3.6 x 3.6)

With a door leading from the entrance hall this room which has exposed floorboards has a feature sash window to the front elevation, original features, a multi fuel burning stove with slate hearth and beam above and a central heating radiator.

## Lounge

12'9" x 11'9" (3.9 x 3.6)

With a door leading from the entrance hall, this cosy lounge has exposed floorboards, double doors to the rear garden, original features, central heating radiator and a multi fuel burning stove with slate hearth and brick surround.

## Kitchen

13'1" x 8'2" (4 x 2.5)

Opening from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, double electric oven, space for a fridge/freezer, open to the rear lobby, gas hob with stainless steel cooker hood above, plumbing for a dishwasher, double glazed window to the rear and a central heating radiator.

## Rear Lobby

Opening from the kitchen and having a door to the shower room, tiled flooring and a double glazed stable door to the rear garden.

## Shower Room

With a door leading from the rear lobby this shower room has a shower cubicle, WC, wash hand basin, chrome heated towel rail, double glazed window to the side, tiled flooring, extractor fan, recessed spotlights and a central heating radiator.

## Utility Room

8'6" x 8'2" (2.6 x 2.5)

With a double glazed door leading from garden, plumbing for a washing machine, space for a dryer, boiler and a double glazed window to the rear.

## Landing

With stairs leading from the hall and further stairs to the 3rd floor, doors to rooms, recessed spotlights and a feature corner double glazed window.

## Bedroom One

13'1" x 11'9" (4 x 3.6)

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

Tel: 01384 443331

### Bedroom Two

11'9" x 11'9" (3.6 x 3.6)

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

### Bedroom Three

10'2" x 7'6" (3.1 x 2.3)

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

### Bathroom

With a door leading from the landing this bathroom has a bath with shower over, WC, wash hand basin, exposed floorboards, double glazed window to the rear, tiled walls, recessed spotlights and an extractor fan.

### Office Space

With stairs from the landing this useful office space has a sash window, recessed spotlights and a central heating radiator.

### Cellar

11'9" x 11'9" (3.6 x 3.6)

With stairs leading from the hall this partially tanked cellar also has power and lighting.

### Open Garage

With an electric roller door leading from the side of the property and having vehicle access, this garage which is open to the garden also has power and lighting.

### Garden

With access from the lounge and rear lobby, this well kept private rear garden has a patio area with lawn beyond which is bordered with mature shrubs and a cherry tree, is open to the garage, has a door leading to the utility room and also benefits from having gated side access.



Road Map



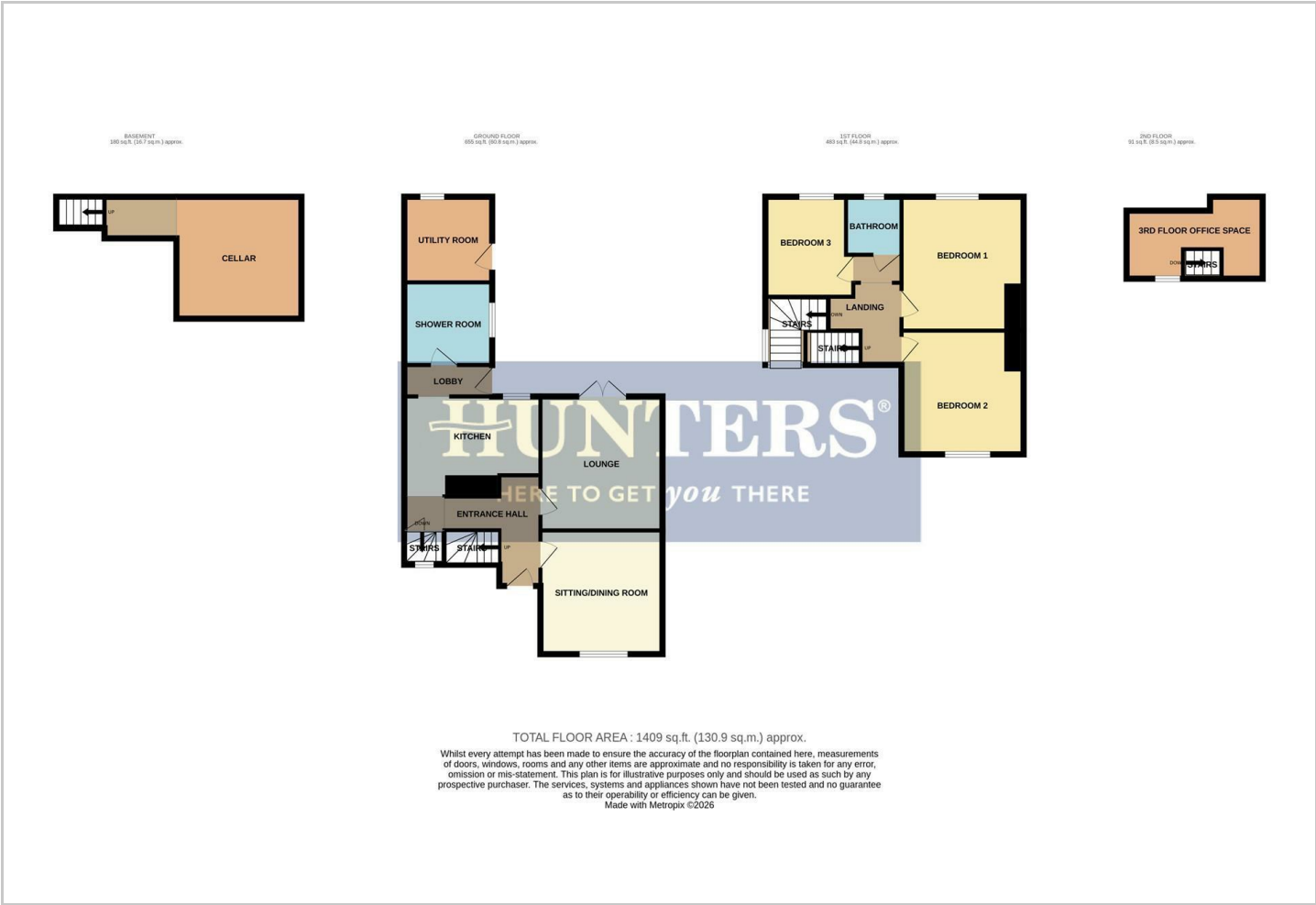
Hybrid Map



Terrain Map

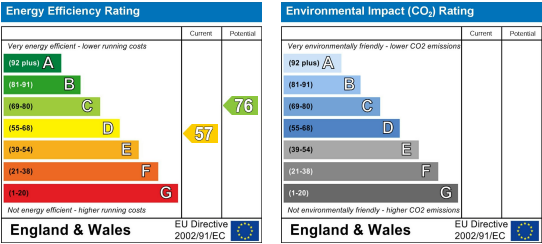


Floor Plan



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.