

# HUNTERS®

HERE TO GET *you* THERE



## Mamble Road

Wollaston, DY8 3SZ

£1,050 Per Calendar Month

 2  1  null  C

Council Tax: B



# 2A Mamble Road

Wollaston, DY8 3SZ

£1,050 Per Calendar Month



## FRONT OF THE PROPERTY

To the front of the property there is a chipping stoned driveway and gate to side leading to the rear.

## ENTRANCE HALL

With a door leading from the front of the property, stairs to the first floor landing, doors to various rooms and a central heating radiator.

## KITCHEN

5'10" x 9'11" (1.79 x 3.03)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splash back, space for tall fridge freezer, plumbing for washing machine, integrated electric oven and hob, stainless steel cooker hood above, sink and drainer, double glazed window to front and a central heating radiator.

## LOUNGE

11'11" x 14'2" (3.63 x 4.32)

With an opening from the entrance hall, double glazed patio door to rear and a central heating radiator.

## LANDING

With stairs leading from the entrance hall, loft access and doors to various rooms.

## BEDROOM ONE

9'5" x 9'6" (2.87 x 2.9)

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

## BEDROOM TWO

8'8" x 8'8" (2.64 x 2.64)

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

## BATHROOM

With a door leading from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin, tiled walls, extractor fan and a heated towel rail.

## GARDEN

With a patio door from the lounge to a decked area with steps to a patio area with shrub borders and gate to side providing access to the front.



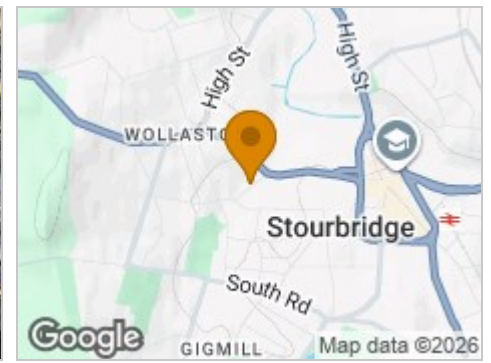
## Road Map



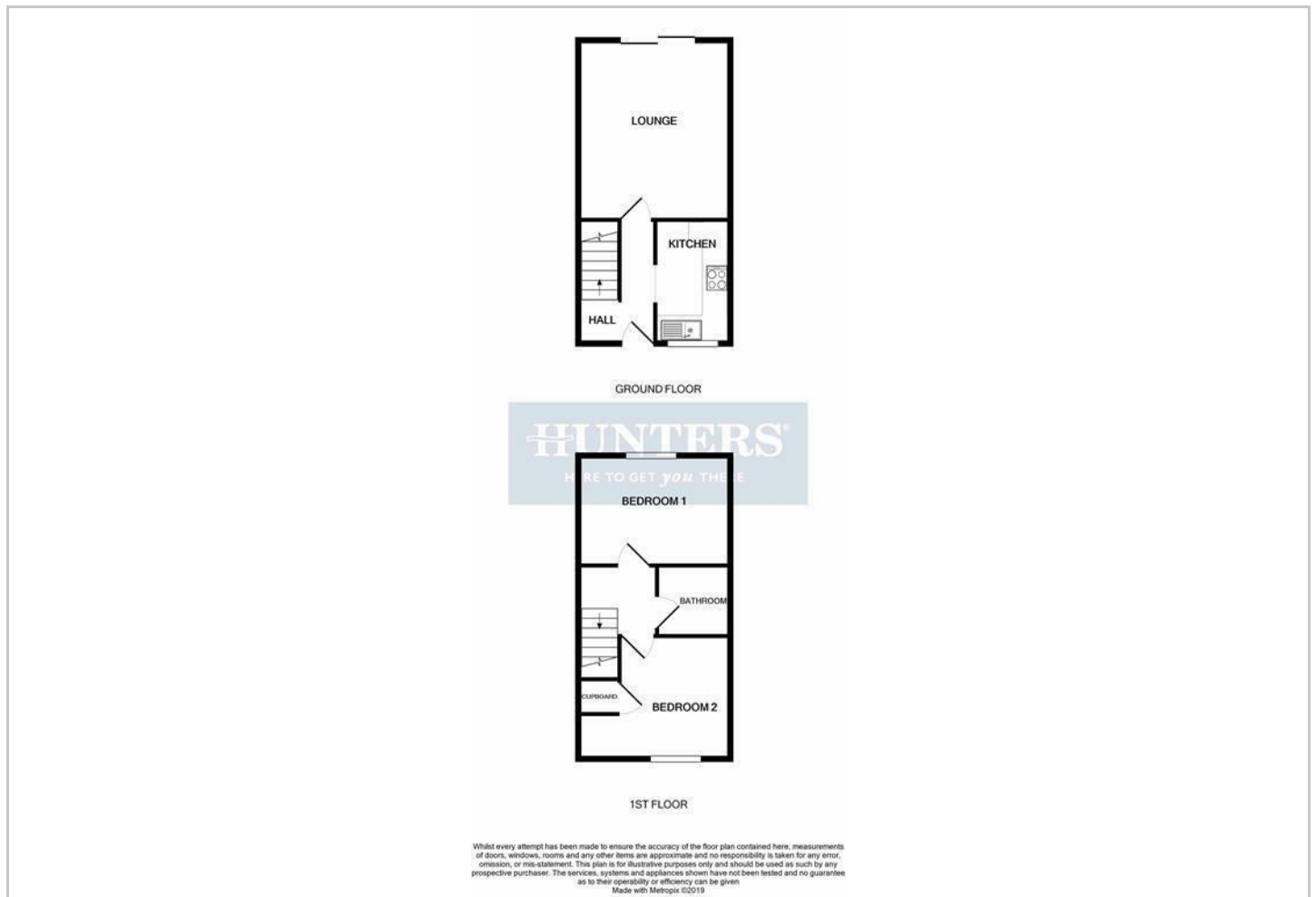
## Hybrid Map



## Terrain Map



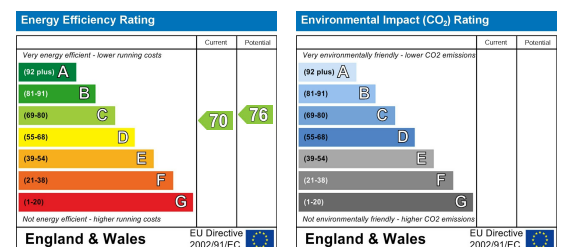
## Floor Plan



## 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.