



Greenbank Gardens, Wordsley DY8 5TB

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## Greenbank Gardens, Wordsley DY8 5TB

This beautifully presented and expensively appointed four bedroom detached family home in brief comprises of; welcoming entrance hall, spacious lounge with bay window, stunning open plan kitchen breakfast room with integrated appliances, separate dining room with access to garden, utility and practical cloakroom. The upstairs accommodation offers four good sized bedrooms including master bedroom with modern fitted en suite shower room and is completed with a contemporary family bathroom. The property benefits from a driveway to front, garage and a private low maintenance rear garden.





### **Front of the Property**

With a block paved drive to front, lawn to side with mature shrub borders, gated side access, up and over door to garage and a double glazed door to front.

### **Entrance Hall**

13'5" x 5'4"

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

### **Lounge**

19'5" into bay x 11'3"

With double doors leading from the entrance hall, gas fire with decorative surround, double glazed bay window to front with fitted shutters and two central heating radiators.

### **Kitchen Breakfast Room**

11'5" x 20'4"

With a door leading from the entrance hall, range of fitted wall and base units with worksurfaces over and matching upstands, breakfast bar, sink and drainer, integrated dishwasher, integrated oven and microwave, induction hob, integrated wine cooler, double glazed window to rear, opening to dining room, door leading to utility, storage cupboard, recessed spotlights and a vertical central heating radiator.

### **Dining Room**

12'2" x 8'5"

With an opening from the kitchen breakfast room, space for dining table, double glazed french doors to garden, double glazed windows to rear and a vertical central heating radiator.



### **Utility**

7'9" x 6'8"

With a door leading from the kitchen breakfast room, fitted wall and base units, sink and drainer, plumbing for washing machine, space for tumble dryer, door leading to cloakroom and a double glazed door to garden.

### **Cloakroom**

2'10" x 5'11"

With a door leading from the utility, WC, wash hand basin with tiled splashback and a central heating radiator.

### **Landing**

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

### **Master Bedroom**

13'7" x 15'0"

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

### **En Suite**

7'5" x 6'3"

With a door leading from the master bedroom, tiled walls and floor, walk in shower cubicle with waterfall shower over, wash hand basin and WC set into vanity unit, recessed spotlights, double glazed window to rear and a heated towel rail.



### **Bedroom Two**

13'5" x 11'3"

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

### **Bedroom Three**

11'0" x 7'7"

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

### **Bedroom Four**

6'7" x 9'1"

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

### **Bathroom**

7'2" x 6'8"

With a door leading from the landing, tiled walls and floor, bath with waterfall shower over, WC and wash hand basin set into vanity unit, recessed spotlights, double glazed window to front and a heated towel rail.

### **Garden**

With a double glazed door leading from the utility, double glazed french doors leading from the dining room, patio area, lawn beyond with further patio and mature shrub borders, outdoor tap, outdoor power points, double glazed door to garage and gated side access.

### **Garage**

15'8" x 10'0"

With an up and over door to front, double glazed door to side, power and light.

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. 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.

GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.

1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -

01384 443331 <https://www.hunters.com>

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