

HUNTERS®

HERE TO GET *you* THERE



Vicarage Road

Wollaston, Stourbridge, DY8 4NP

£340,000



Council Tax: C



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Front of the Property

To the front of the property is a block paved driveway, gated side access to the rear garden, access to the garage and a double glazed door leading to the porch.

Porch

With a double glazed door to the front and a door leading to the lounge.

Lounge

17'6" x 11'0" (5.35 x 3.36)

With a door from the porch, a gas fire place with a decorative surround, a double glazed window to the front, door leading to the rear hall and two central heating radiators.

Rear Hall

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

Kitchen

10'10" x 8'11" (3.31 x 2.74)

With a door from the rear hall, fitted kitchen with a range of wall and base units, work surface over with tiled splash back, one and a half bowl sink and drainer, double oven with a gas hob and extractor fan above, plumbing for dish washer, space for a tall fridge/freezer, two double glazed windows to the rear and side and doors leading to the dining room.

Dining Room

10'10" x 9'4" (3.32 x 2.87)

With a door from the kitchen and lounge and double glazed patio doors leading to the conservatory,

Conservatory

7'6" x 9'7" (2.29 x 2.94)

With double glazed patio doors from the dining room, tiled flooring, wall lights, double glazed french doors leading to the rear garden, glass roof and a central heating radiators.

Cloakroom

With a door from the rear hall, a WC, wash hand basin, part tiled walls, double glazed window to the rear and plumbing for a washing machine.

Landing

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

Bedroom One

14'3" x 10'5" (4.36 x 3.18)

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

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Bedroom Two

12'4" x 10'5" (3.76 x 3.20)

With a door from the first floor landing, a double glazed window to the rear, fitted wardrobes and airing cupboard, loft access and a central heating radiator.

Bedroom Three

9'10" x 8'2" (3.02 x 2.49)

With a door from the first floor landing, a double glazed window to the front, built in wardrobes and a central heating radiator.

Bedroom Four

9'11" x 8'2" (3.03 x 2.51)

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

Bathroom

5'3" x 10'11" (1.62 x 3.35)

With a door from the first floor landing, a bathtub with electric shower over, fitted glass shower screen, a WC, wash hand basin, built in storage cupboard a double glazed window to the rear, a central heating radiator and a chrome heated towel rail.

Garage

14'8" x 8'0" (4.48 x 2.46)

With an electric garage door to the front, a wall mounted boiler, power and lighting and a door leading to the rear hall.

Garden

With double glazed french doors from the conservatory to a paved area with access leading to the side entry, steps down to lawn and a path to the side of the property which has a further paved seating area, green house and space for garden storage.



The floor plan shows a house with a central rear hall. To the left of the hall is a large lounge and a dining room. Behind the dining room is a kitchen, which leads to a conservatory. To the right of the rear hall is a garage and a cloakroom. A set of stairs with 'UP' and 'DOWN' arrows is located between the rear hall and the cloakroom. The first floor features four bedrooms: Bedroom 1 is at the front, and Bedrooms 2, 3, and 4 are at the rear. A landing connects the bedrooms, with a wardrobe and storage area. A bathroom is located at the rear of the first floor, accessible via a set of stairs with 'DOWN' and 'UP' arrows. A small storage area is also shown near the bathroom.

GROUND FLOOR

CONSERVATORY

DINING ROOM

KITCHEN

LOUNGE

REAR HALL

GARAGE

PORCH

CLOAKROOM

STAIRS

1ST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

LANDING

WARDROBE

STORAGE

BATHROOM

STAIRS

TORAG

UP

DOWN

DOWN

UP

WENTERS®

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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		67	75
England & Wales		EU Directive	EU Directive

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.

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