

HUNTERS[®]

HERE TO GET *you* THERE



Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE



Council Tax: B



Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

£215,000



Front of the Property

To the front of the property is a slate area with path leading to the front door.

Porch

With a door leading from the front of the property and further door to the hall.

Hall

With a door leading from the porch, stairs to the first floor, doors to the kitchen and lounge, laminate flooring and a central heating radiator.

Kitchen

8'10" x 8'6" (2.7 x 2.6)

With a door leading from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces, double electric oven, gas hob with extractor fan above, one and a half bowl stainless steel sink and drainer, space for a fridge/freezer, plumbing for a washing machine, tiled flooring, double glazed window to the front and a central heating radiator.

Lounge

15'1" x 14'5" (4.6 x 4.4)

With a door leading from the hall, gas fire with beam above and tiled hearth, useful storage cupboard, window to the rear, opening to the dining area and a central heating radiator.

Dining Area

8'2" x 5'10" (2.5 x 1.8)

Opening from the lounge, recessed spotlights and further opening with steps to the conservatory.

Conservatory

7'10" x 7'10" (2.4 x 2.4)

Opening from the dining area, tiled flooring, double glazed doors to the rear garden and a central heating radiator.

Landing

With stairs leading from the hall, doors to various rooms, loft access and an airing cupboard with boiler.

Bedroom One

13'1" x 8'10" (4 x 2.7)

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

Bedroom Two

10'5" x 8'10" (3.2 x 2.7)

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

Bedroom Three

8'6" x 5'10" (2.6 x 1.8)

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

Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with waterfall shower above and separate shower attachment, WC, wash hand basin, chrome heated towel rail, tiled walls double glazed window to the front and recessed spotlights.

Garden

With access from the conservatory this fully landscaped and low maintenance private rear garden has a composite decked area with step to a patio area with artificial lawn beyond, gated rear access leading to a shed and access from the rear.



Road Map



Hybrid Map



Terrain Map

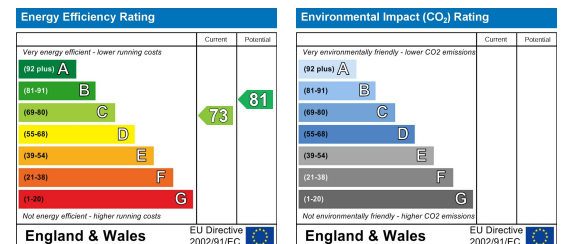


Floor Plan



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.