

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brooklands

Wordsley, Stourbridge, DY8 5UW

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Offers Over £200,000



## Front of The Property

To the front of the property there is a block paved driveway, dwarf wall with decorative slate, shrub border, outside light and double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing with under stairs storage cupboard, doors to various rooms, laminate floor and a central heating radiator.

## Lounge Diner

14'5" x 11'5" (4.4 x 3.5)

With doors leading from entrance hall and kitchen, feature fire place with gas fire, laminate floor, double glazed windows to front and a central heating radiator.

## Kitchen

10'2" x 7'2" (3.1 x 2.2)

With a door leading from lounge diner, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, integrated oven, electric hob and stainless steel cooker hood over, space for fridge freezer, plumbing for washing machine, laminate floor and double glazed window and door leading to rear garden.

## Bathroom

With a door leading from entrance hall, bath with shower over and fitted shower screen, WC, wash hand basin, tiled floor and part tiled walls, extractor, double glazed window to rear and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard and double glazed window to front.

## Bedroom One

11'5" x 10'2" (3.5 x 3.1 )

With a door leading from landing, feature fire place, two double glazed windows to front and a central heating radiator.

### Bedroom Two

11'5" x 10'2" (3.5 x 3.1 )

With a door leading from landing, feature fire place, two double glazed windows to front and a central heating radiator.

### Bedroom Three

7'6" x 7'2" (2.3 x 2.2 )

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

### Garden

With a double glazed door leading from kitchen to a patio and block paved seating area, maintained lawn, shrubs and trees, partly walled and garden shed.



## Road Map



## Hybrid Map



## Terrain Map



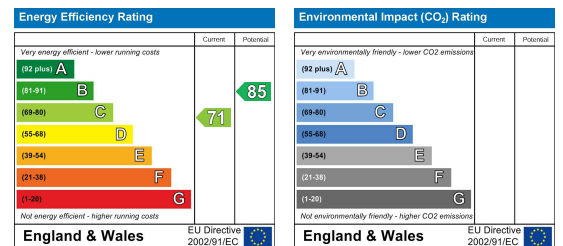
## Floor Plan



## 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.