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Stanham Close

Wombourne, WV5 9JL

£359,950

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9 Stanham Close

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Front Of The Property
To the front of the property there is a paved driveway with carport, gated side access and a door leading to the entrance hall.

Entrance Hall
With a double glazed door to front, tiled floor, stairs to the first floor landing, doors to rooms, recessed spotlights and a central heating radiator.

Cloakroom
With a door leading from the entrance hall, WC, wash hand basin, recessed spotlights, extractor fan, tiled floor, double glazed window to front and a central heating radiator.

Kitchen
11'5" x 6'2" (3.5 x 1.9)
With a door leading from the entrance hall, fitted with a range of wall and base units, granite work surfaces with matching upstands and tiled splash back, electric oven, gas hob with stainless steel cooker hood, space for fridge / freezer, integrated dishwasher, double glazed window to front, vinyl floor, recessed spotlights and a central heating radiator.

Lounge Dining Room
20'0" x 13'5" (6.1 x 4.1)
With a door leading from the entrance hall this spacious lounge dining room has double glazed french doors with internal blinds leading to the rear garden, wood effect flooring, electric fire with decorative surround and two central heating radiators.

Landing
With stairs leading from the entrance hall, further stairs to second floor, airing cupboard, doors to rooms and a central heating radiator.

Bedroom Two
10'5" x 9'10" (3.2 x 3)
With a door leading from the landing, double glazed window to rear, door to en suite and a central heating radiator.

En Suite
7'11" x 2'11" (2.43 x 0.9)
With a door leading from bedroom two, double glazed window to rear, shower cubicle, WC, wash hand basin, part tiled walls, shaver point, recessed spotlights and a heated towel rail.

Bedroom Three
10'5" x 6'2" (3.2 x 1.9)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Four
6'10" x 6'10" (2.1 x 2.1)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bathroom
6'2" x 6'8" (1.89 x 2.05)
With a door leading from the landing, bath with shower attachment, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, shaver point and a central heating radiator.

Landing
With stairs leading from the first floor landing and a door to bedroom one.

Bedroom One
13'9" (into bay) x 9'10" (4.2 (into bay) x 3)
With a door leading from the landing, open to dressing area, double glazed bay window to front, loft access, storage cupboard and a central heating radiator.

Dressing Area
3'6" x 9'0" (1.08 x 2.75)
Open from bedroom one, built in wardrobes, recessed spotlights, skylight window, door to en suite and a central heating radiator.

En Suite
7'0" x 8'6" (2.14 x 2.6)
With a door from the dressing area, shower cubicle, WC, wash hand basin, skylight window, shaver point, part tiled walls and a heated towel rail.

Garden
With access via french doors leading from the lounge to a patio area with artificial lawn beyond which is bordered with sleepers and mature shrubs, there is also doors leading to the garden store/workshop and utility room and gated side access leading to the driveway.

Utility Room
8'10" x 7'10" (2.7 x 2.4)
With a door leading from the garden this utility is fitted with a range of wall and base units, stainless steel sink and drainer, space for fridge freezer and tumble dryer, plumbing for washing machine and double glazed window to front.

Garden Store
9'10" x 8'10" (3 x 2.7)
With a door leading from the garden, power and light.

Agent Note
The property is located on a private road and has a maintenance charge of approximately £500 annually which can be paid in monthly instalments.






Road Map



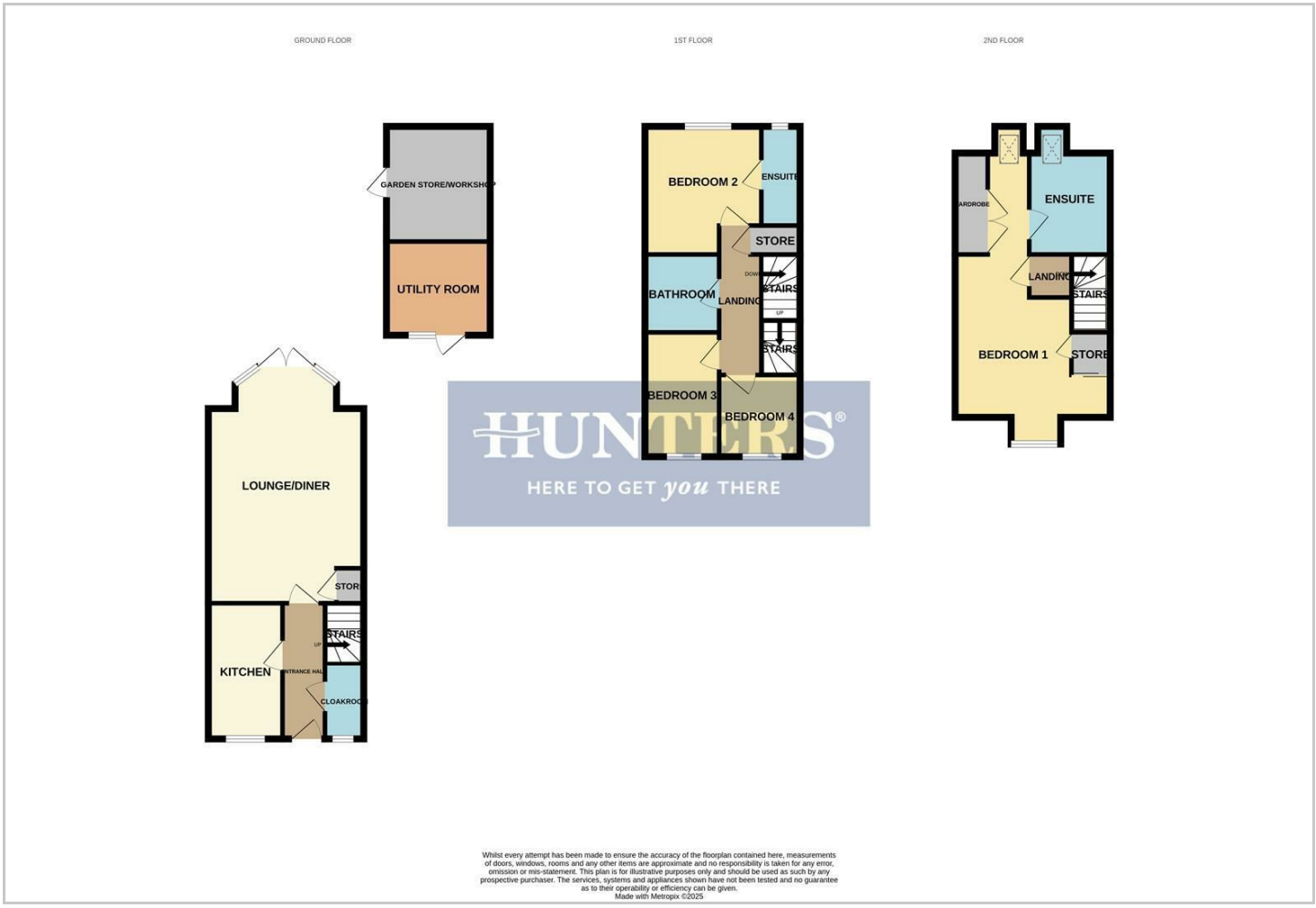
Hybrid Map



Terrain Map



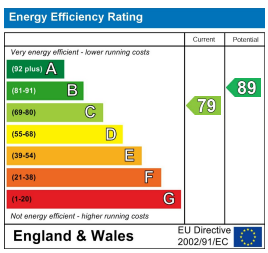
Floor Plan

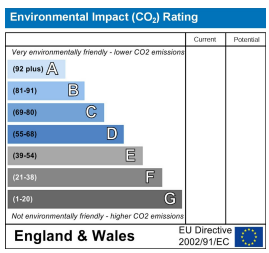


Viewing

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.

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