HUNTERS®

HERE TO GET *you* THERE



Vicarage Road

Wollaston, Stourbridge, DY8 4NP

£340,000

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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.

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.






Road Map



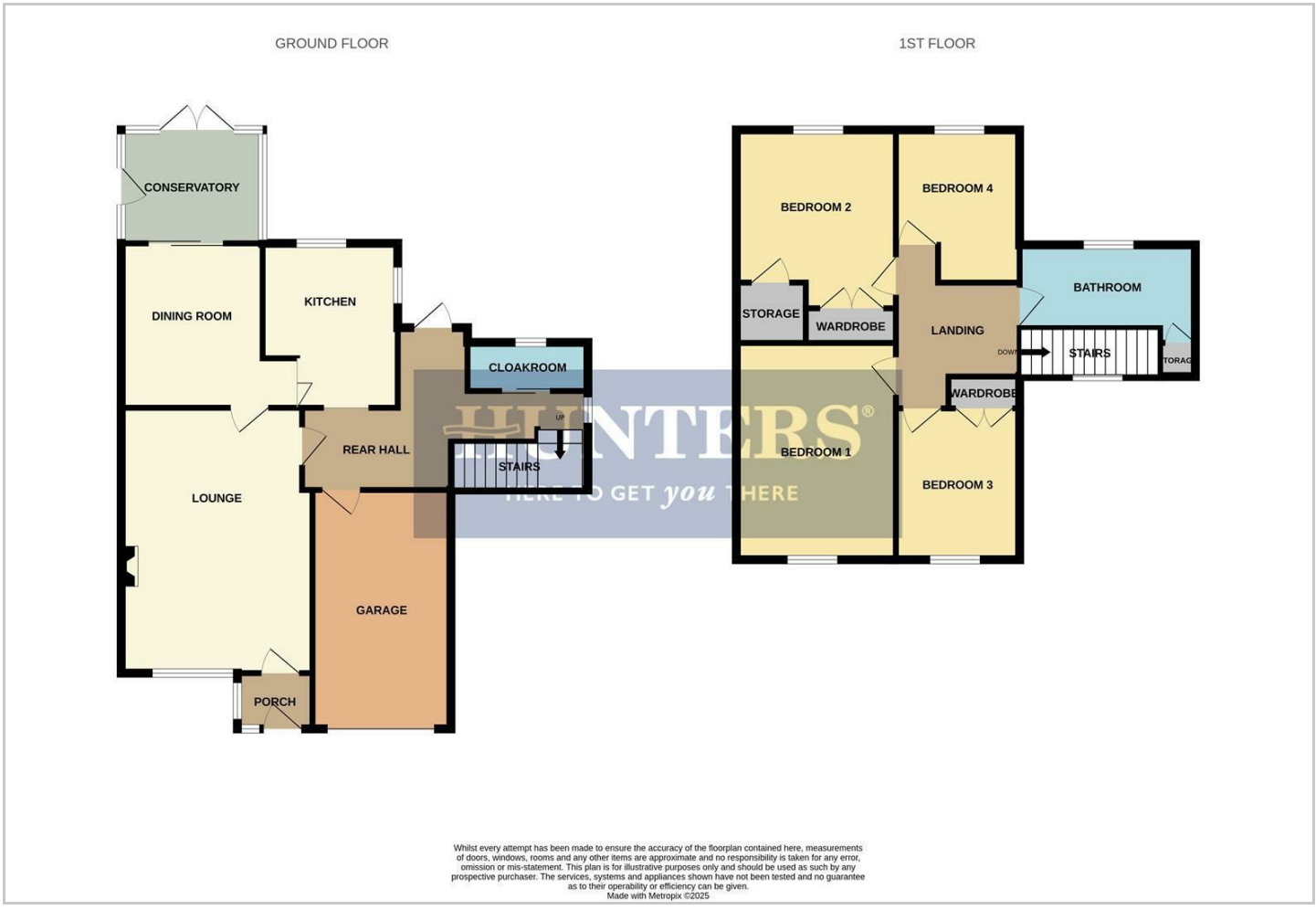
Hybrid Map



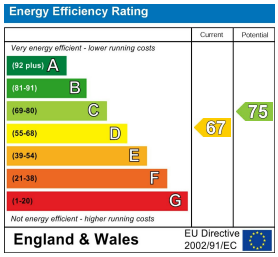
Terrain Map



Floor Plan



Energy Efficiency Graph



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

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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