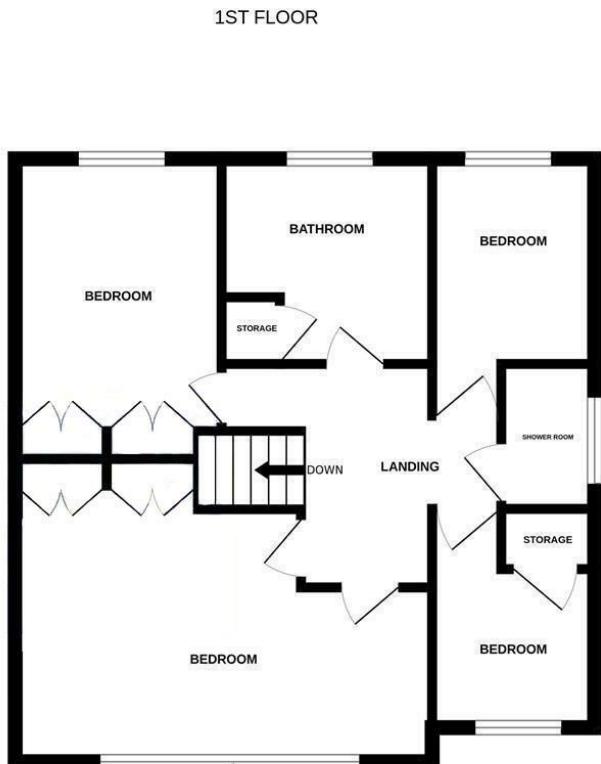
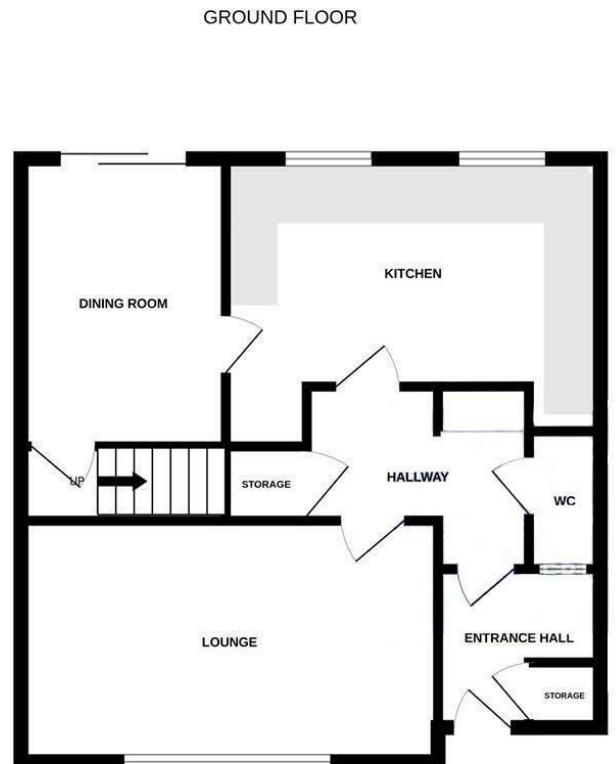


77 Mousehall Farm Road, Brierley Hill, DY5 2NJ



77 MOUSEHALL FARM RD, DY5 2NJ

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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Hicks Hadley

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B63 4PU**

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<https://www.hickshadley.co.uk>

****OFFERED WITH NO UPWARD CHAIN** **TWO STOREY EXTENSION****
A superbly presented four bedroom semi-detached property with two storey extension offering spacious living in this most popular of locations for schools and all local amenities. The property briefly comprises: entrance hall, reception hall, downstairs wc, spacious lounge, modern fitted kitchen, separate dining room, four bedrooms, modern bathroom and separate shower room to first floor. The property further benefits from: driveway for several cars, gas central heating, double glazing and impressively large private rear garden with pagoda and substantially built store. **VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: C**

Hicks Hadley

Offers In The Region Of £275,000 - Freehold



Entrance Hall

With double glazed entrance door, wall and base units, storage cupboard and access into:

Reception Hall

With an under stairs storage cupboard and doors into:

Downstairs WC

With low flush wc, corner wash hand basin, central heating radiator and splash back tiling.

Spacious Lounge 16'5 x 10'2 (max) (5.00m x 3.10m (max))

Having a central heating radiator and double glazed bow window to front elevation.

Fitted Kitchen 14'9 x 10'2 (max) (4.50m x 3.10m (max))

Having a range of matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, extra width range style cooker, extra width extractor chimney over, space for fridge freezer, plumbing for automatic washing machine, two double glazed windows to rear elevation and door into:

Dining Room 10'2 x 8'1 (3.10m x 2.46m)

With central heating radiator, double glazed patio door into garden and door to stairs.

Stairs and Landing

With spotlights, loft hatch and doors into:

Bedroom One 15'8 x 11'5 (4.78m x 3.48m)

With central heating radiator, storage cupboard, built in wardrobe and double glazed window to front elevation.

Bedroom Two 10'2 x 7'5 (3.10m x 2.26m)

With central heating radiator, storage cupboard, built in wardrobe and double glazed window to rear elevation.

Bedroom Three 9'6 x 6'2 (2.90m x 1.88m)

With central heating radiator and double glazed window to rear elevation.

Bedroom Four 7'6 x 6'10 (max) (2.29m x 2.08m (max))

With central heating radiator, storage cupboard and double glazed window to front elevation.

Shower Room

Having shower cubicle, wash hand basin, part ceramic tiling, heated towel rail and obscured double glazed window to side elevation.



Modern Family Bathroom 7'2 x 6'2 (2.18m x 1.88m)

Having suite to include: panel bath with shower over, vanity wash hand basin, low flush wc, splash back tiling, heated towel rail, storage cupboard and obscured double glazed window to rear elevation.

Outside

Front: With large driveway for several cars leading to front entrance door.

Rear: Having large paved patio area leading to useful store/workshop with pitched roof and electric. There are steps up to an upper level paved patio area, pagoda and lawn with attractive border shrubbery and further sitting area at the rear.

Agents Note



COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: C

All mains services are connected.

Broadband/mobile coverage- please check on link: - [/checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

