

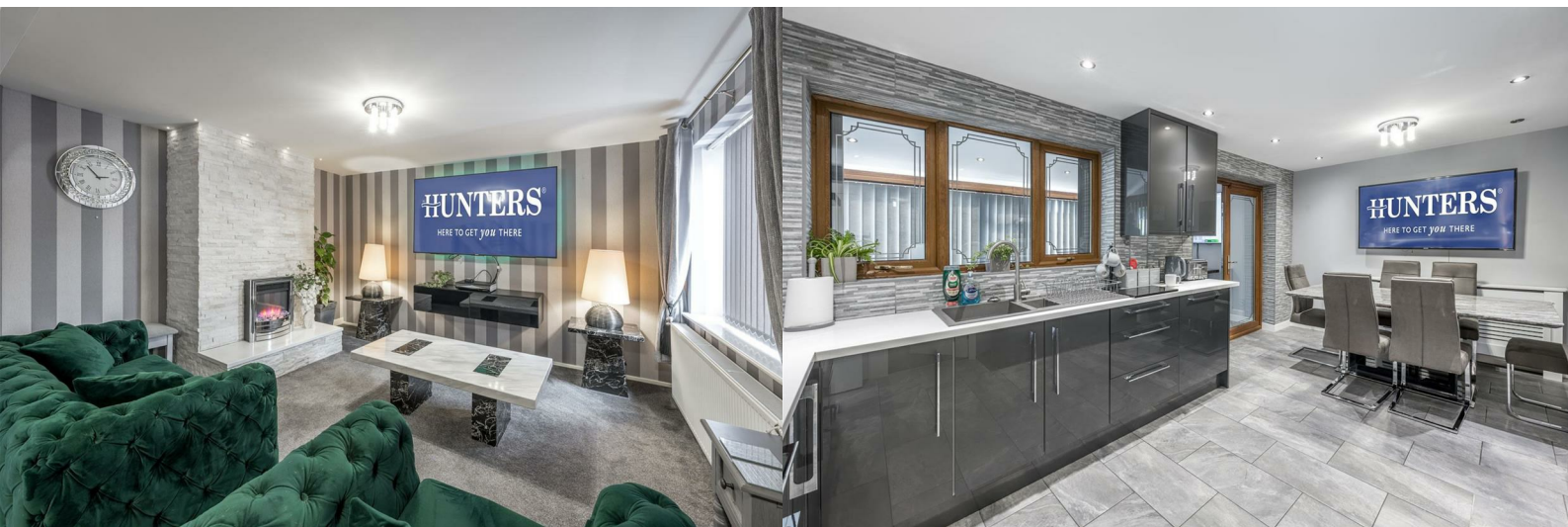
# HUNTERS®

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## Broomehill Close

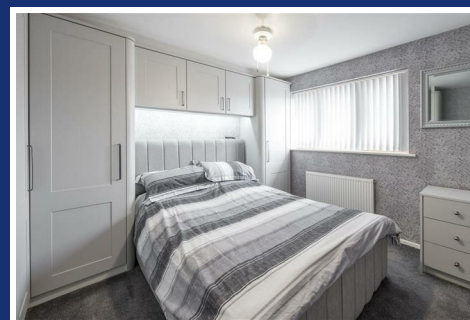
Brierley Hill, DY5 2PE



# Broomehill Close

Brierley Hill, DY5 2PE

£360,000



## Front of The Property

To the front of the property there is a tarmac driveway with paved edging, electric roller shutter door to garage, CCTV cameras and double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, tiled floor and a central heating radiator.

## Lounge

16'0" x 12'5" max (4.9 x 3.8 max)

With doors leading from the entrance hall and kitchen diner, stairs to first floor landing, feature fire place with fitted electric fire, double glazed window to front and two central heating radiators.

## Kitchen Diner

16'0" x 10'2" (4.9 x 3.1)

With a door leading from the lounge, fitted with a range of high gloss soft closing wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated oven and microwave, separate gas hob, stainless steel cooker hood over, dishwasher, fridge freezer, tiled floor, space for dining table, double glazed window and french doors to man cave and a central heating radiator.

## Man Cave

16'0" x 9'10" (4.9 x 3)

With double glazed french doors leading from kitchen diner, double glazed windows and bi folds to garden, tiled floor, recessed spotlights and a central heating radiator.

## Utility

7'2" x 6'2" (2.2 x 1.9)

With doors leading from the kitchen diner and garage, matching wall and base units, plumbing for washing machine, tumble dryer, sink and drainer, tiled floor and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled floor, double glazed window to front and a heated towel rail.

## Landing

With stairs leading from the entrance hall, doors to various rooms, storage cupboard, loft access and a double glazed window to side.

### Bedroom One

10'5" x 9'6" into wardrobes (3.2 x 2.9 into wardrobes)

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

### Bedroom Two

11'9" x 9'6" max (3.6 x 2.9 max)

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

### Bedroom Three

8'10" x 7'6" (2.7 x 2.3)

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

### Shower Room

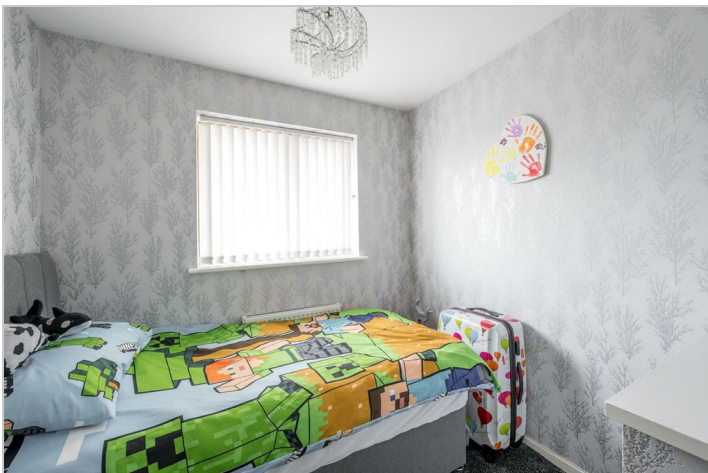
With a door leading from the landing, double walk-in shower, shower screen and shower head, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

### Garage

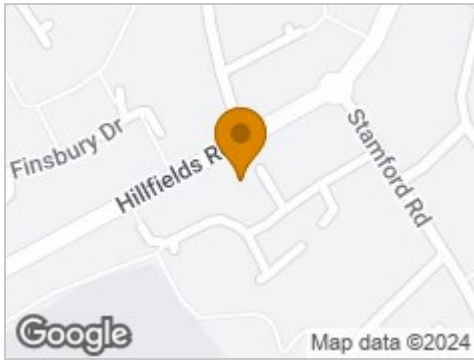
With electric roller shutter door to front, light and power.

### Garden

With double glazed bi folding doors leading from the man cave and further double glazed door leading from the utility to a patio area, dwarf wall with decorative railings, further large patio seating area and gated side access leading to the front of the property.



## Road Map



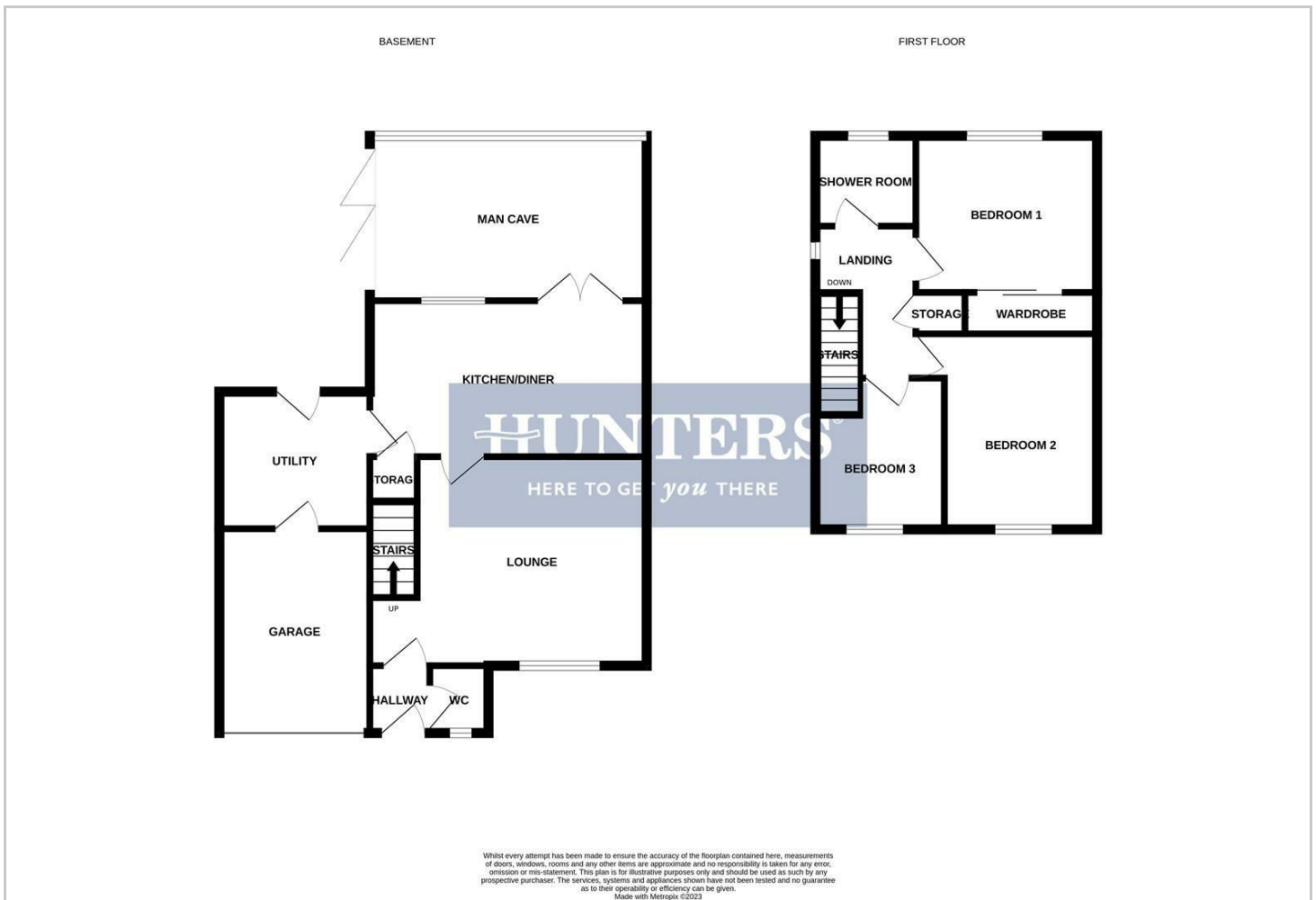
## Hybrid Map



## Terrain Map



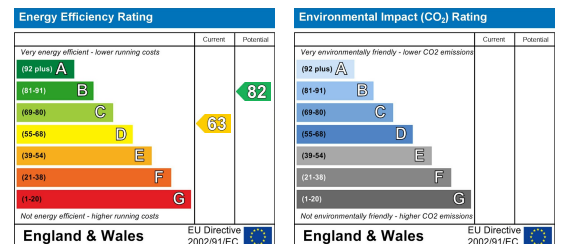
## Floor Plan



## 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.