

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Street

Wall Heath, DY6 0JH



Council Tax: D



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£375,000



## Front Of The Property

To the front of the property there is a block paved driveway with slate border, up and over door leading to the garage, double glazed composite door leading to the hall and a gate to the side leading to the rear garden.

## Entrance Hall

With a double glazed composite door to side, doors to the lounge, cloakroom and garage, LVT flooring and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, double glazed window to side, LVT flooring, recessed spotlights and a chrome heated towel rail.

## Lounge

17'4" x 13'9" (5.3 x 4.2)

With a door from the entrance hall, double glazed window to front, stairs to the first floor landing, brick fireplace with beam above, recessed spotlights and a central heating radiator.

## Kitchen Breakfast Room

17'4" x 10'5" (5.3 x 3.2 )

With a door from the entrance hall this gorgeous modern kitchen is fitted shaker style wall and base units with copper handles, ceramic sink and drainer, integrated double electric oven, fridge and freezer, five ring induction hob, microwave, extractor fan, LVT flooring, recessed spotlights, double glazed door to side, opening to sitting/dining room and a central heating radiator.

## Sitting/Dining Room

16'8" x 7'10" (5.1 x 2.4)

Opening from the kitchen breakfast room and having a double glazed sliding door to rear, double glazed windows to rear and side, LVT flooring, recessed spotlights and a central heating radiator.

## Landing

With stairs from the lounge, doors to rooms, double glazed window to side and loft access with ladders.

## Bedroom One

13'9" x 8'10" (4.2 x 2.7)

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

### Bedroom Two

10'9" x 8'10" (3.3 x 2.7)

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

### Bedroom Three

10'5" x 8'2" (3.2 x 2.5)

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

### Bathroom

With a door from the landing this beautifully fitted family bathroom has a bath with waterfall shower over and separate shower attachment, cupboard housing boiler, WC, wash hand basin, double glazed window to front, part tiled walls, recessed spotlights and a central heating radiator.

### Garden

With access from the sitting/dining room to a decked area, this lovely private rear garden has steps leading down to the patio area with lawn beyond which is bordered with mature shrubs, there is a further slate and sleeper border and a gate to the side providing access to the front of the property.

### Garage

16'4" x 8'10" (5 x 2.7)

With an up and over door to front, door to entrance hall, double glazed window to side, plumbing for washing machine, space for tumble dryer, power and light.



## Road Map



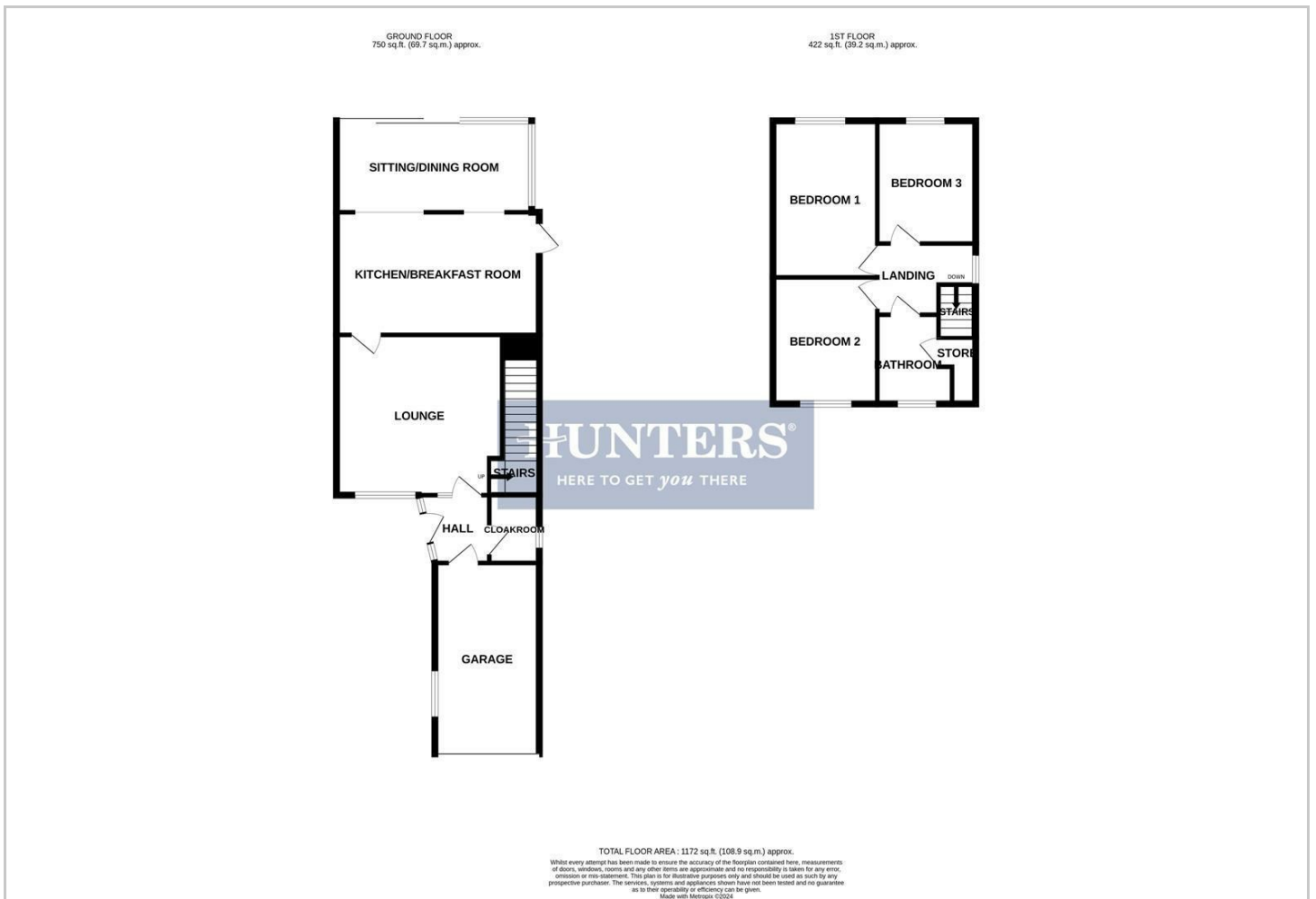
## Hybrid Map



## Terrain Map

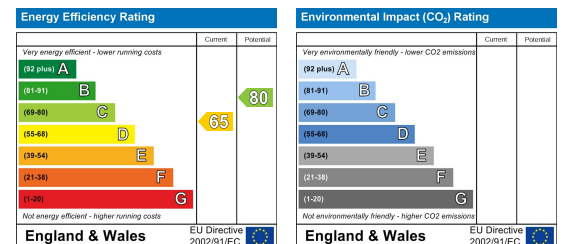


## Floor Plan



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.