

HUNTERS®

HERE TO GET *you* THERE



Brook Street

Wall Heath, DY6 0JH



Council Tax: D



Brook Street

Wall Heath, DY6 0JH

£359,950



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.



A satellite map showing a residential area with a grid of streets. An orange location pin is placed on a street. The text 'Wall Heath' and 'Enville Rd' are visible on the map. The bottom of the image shows the Google logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

SITTING/DINING ROOM

KITCHEN/BREAKFAST ROOM

LOUNGE

HALL

CLOAKROOM

GARAGE

STAIRS

BEDROOM 1

BEDROOM 2

BEDROOM 3

LANDING

BATHROOM

STAIRS

STOR.

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TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

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.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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