

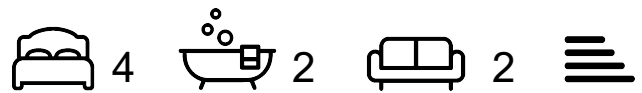
# HUNTERS®

HERE TO GET *you* THERE



## Brook Street

Old Quarter, Stourbridge



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£435,000



## Front of The Property

To the front of the property beyond dwarf wall, mature shrubs, tiled floor is a storm porch with outside light with double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, double doors to through lounge sitting room, stairs to the first floor landing, tiled floor, decorative panelling, dado rail and a column central heating radiator.

## Through Lounge Sitting Room

24'3" x 11'9" max (7.4 x 3.6 max)

With double doors leading from the entrance hall, comfortable space for seating, feature fireplace with brick hearth, built in cabinetry and shelving, wood burner with stone hearth, wooden floor, decorative panelling, dado rail, ceiling roses, double glazed bay window to front with window seat, double glazed window to rear and two traditional column central heating radiators.

## Kitchen

15'5" x 8'2" (4.7 x 2.5)

With a door leading from the through lounge sitting room and open to dining room, fitted wall and base units, quartz work surfaces with complementary upstands, belfast sink, space for a five ring range cooker, extractor fan above, plumbing for washing machine, integrated dishwasher, fridge freezer, cupboard housing central heating boiler, large under stairs storage cupboard, double glazed door and window to side, cobbled floor, recessed spotlights and a traditional column heating radiator.

## Dining Room

12'1" x 8'2" (3.7 x 2.5)

Open from the kitchen, feature exposed brick, space for dining table, double glazed french doors and windows to garden, tiled floor and a traditional column central heating radiator.

## Landing

With stairs leading from the entrance hall, decorative panelling and dado rail, doors to various rooms, traditional central heating radiator, stairs to upper landing with double glazed window to rear, storage cupboard and door to master bedroom.

## Bedroom Two

15'1" x 11'9" max (4.6 x 3.6 max)

With a door leading from the landing, feature fireplace, ceiling rose, two double glazed windows to front and a central heating radiator.

### Bedroom Three

12'9" x 11'9" (3.9 x 3.6)

With a door leading from the landing, feature fireplace, decorative panelling, recessed spotlights, double glazed window to rear and a central heating radiator.

### Bedroom Four

8'2" x 8'6" (2.5 x 2.6)

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

### Bathroom

With a door leading from the landing, bath with waterfall shower head, fitted shower screen, high-level flush WC, traditional wash hand basin with chrome towel rail, tiled floor and walls, recessed spotlights, double glazed window to side and a traditional column central heating radiator.

### Master Bedroom

14'9" x 15'1" (4.5 x 4.6)

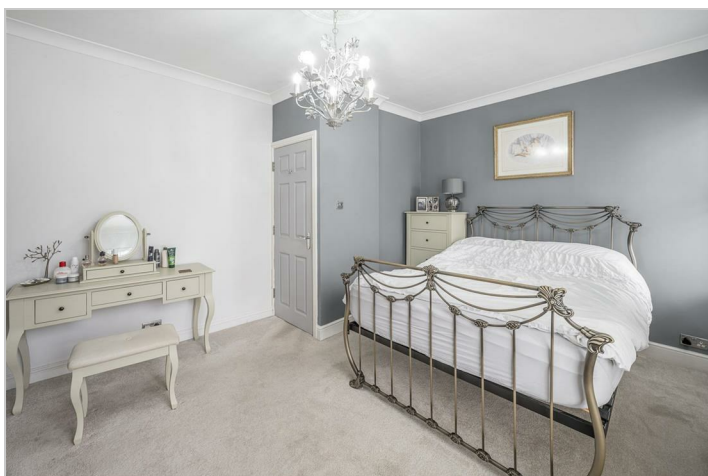
With doors leading from the upper landing and to en suite, under eaves storage, double glazed window to rear, two skylight windows to front and a central heating radiator.

### En Suite

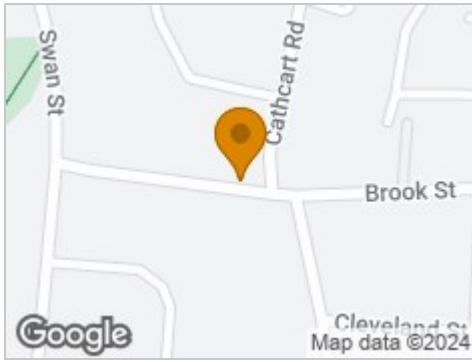
With a door leading from the master bedroom, double shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, recessed spotlights, double glazed window to rear and a central heating radiator.

### Garden

With double glazed doors leading from the kitchen and dining room to block paving with outside tap, gated side access leading to the front of the property, well maintained lawn, decorative chipping stones, raised slate borders and garden shed.



## Road Map



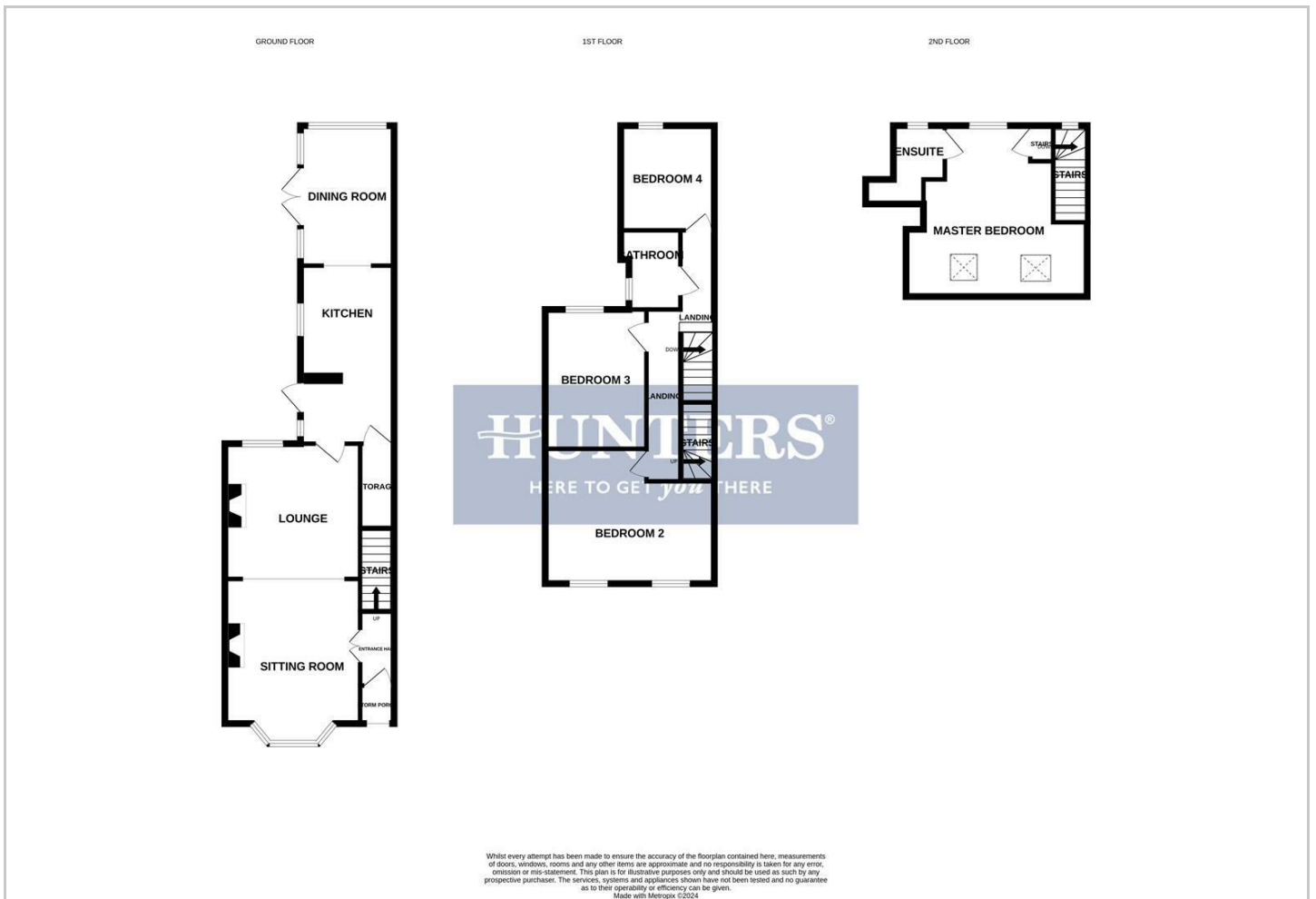
## Hybrid Map



## Terrain Map



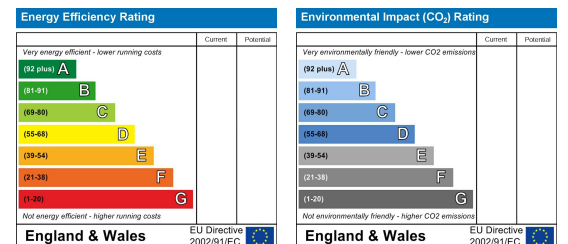
## Floor Plan



## 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.