

# HUNTERS<sup>®</sup>

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## Charnwood Close

Brierley Hill, DY5 3UE

Offers In The Region Of £420,000



Council Tax: E



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## Front Of The Property

With a block paved driveway and lawn to side.

## Porch

With a double glazed door to front, door to reception hall, double glazed window to front and wall lights.

## Reception Hall

With a door from the porch, doors to rooms, open to study, stairs to the first floor landing and a central heating radiator.

## Study Area

6'1" x 7'3" (1.86 x 2.21)

Open from the reception hall, door to rooms and a central heating radiator.

## Cloakroom

With a door from the study, WC, wash hand basin, part tiled walls, tiled floor, extractor fan and a central heating radiator.

## Lounge

13'1" x 15'7" (4 x 4.77)

With a door from the reception hall, log burning stove with decorative surround and stone hearth, double glazed window to rear, double doors to dining room, laminate floor and a central heating radiator.

## Dining Room

11'1" x 8'5" (3.4 x 2.59)

With double doors from the lounge, serving hatch to kitchen, double glazed french doors to rear, laminate floor and a central heating radiator.

## Kitchen

12'2" x 8'7" (3.71 x 2.62)

With a door from the reception hall, fitted modern wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, double oven, induction hob, stainless steel cooker hood, integrated dishwasher, integrated fridge freezer, double glazed window to front, double glazed door to side, breakfast bar, service hatch to dining room, recessed spotlights and a central heating radiator.

## Utility

7'4" x 5'6" (2.26 x 1.7 )

With a door from the study area, fitted wall and base units, work surfaces with tiled splashback, plumbing for washing machine, space for tumble dryer, double glazed window to front and a central heating radiator.

## Landing

With stairs from the reception hall, doors to rooms, double glazed window to side, airing cupboard housing hot water tank, loft access, double glazed window to side and a central heating radiator.

Tel: 01384 443331



### Bedroom One

10'2" x 12'11" (3.1 x 3.96)

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

### En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, shaver point, double glazed window to side, extractor fan and a central heating radiator.

### Bedroom Two

10'2" x 11'3" (3.12 x 3.45)

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

### Bedroom Three

10'2" x 9'1" (3.10 x 2.79)

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

### Bedroom Four

7'1" x 7'9" (2.16 x 2.38)

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

### Bathroom

With a door from the landing, corner bath with shower over and fitted glass shower screen, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, shaver point, double glazed window to front, extractor fan and a chrome heated towel rail.

### Garage

18'3" x 8'4" (5.57 x 2.55)

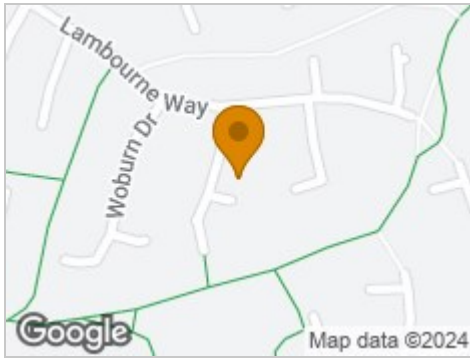
With a garage door to front, door to rear, wall mounted boiler, and eaves store.

### Garden

With double glazed french doors from dining area to patio area leading to lawn, shrub borders, block paved patio to rear, outdoor lighting, power points, storage shed and gated side access.



## Road Map



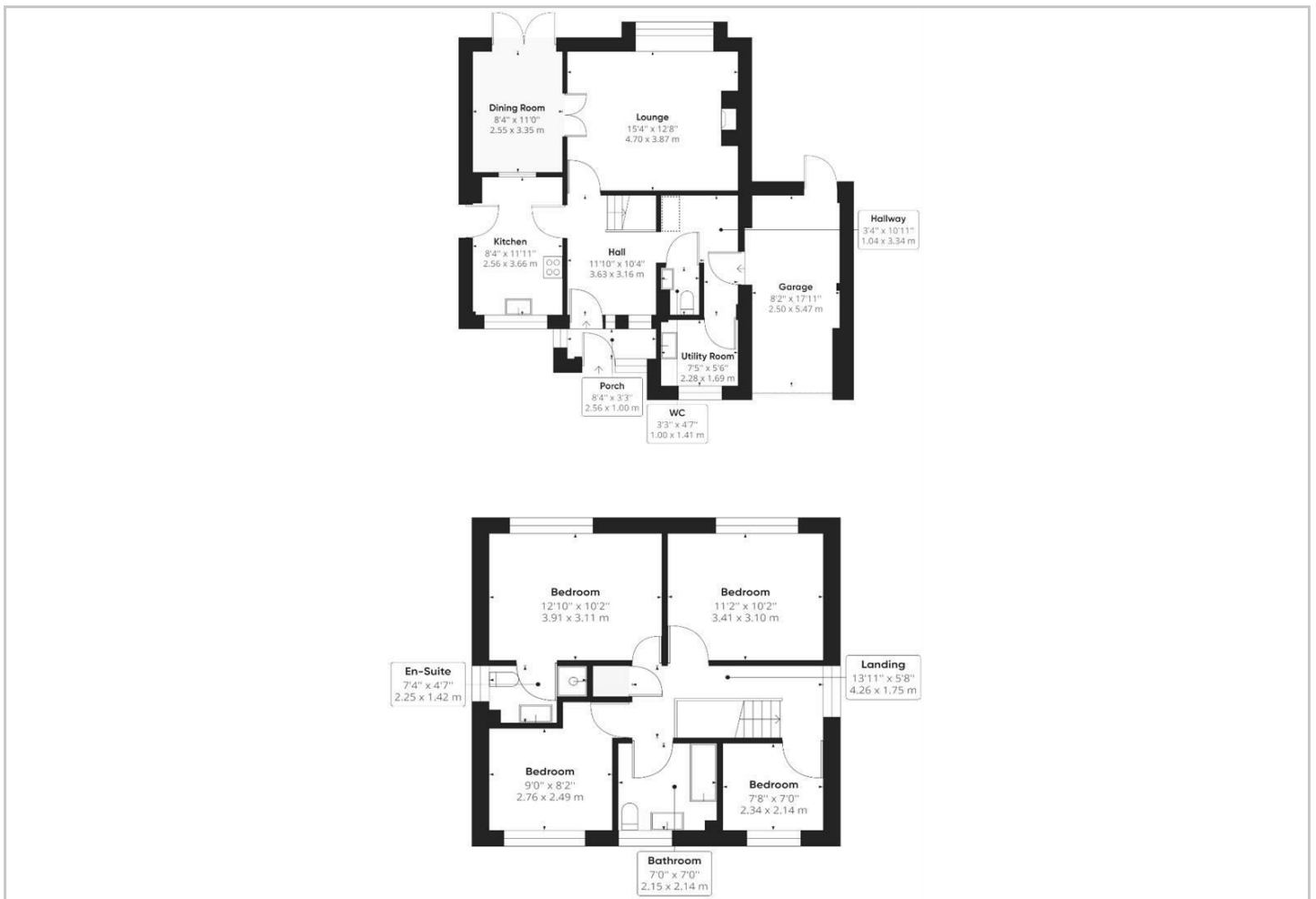
## Hybrid Map



## Terrain Map



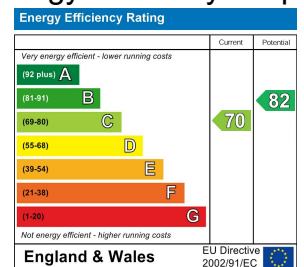
## Floor Plan



## 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.