

HUNTERS[®]

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Patina Close

Quarry Bank, Brierley Hill, DY5 2DE



7 Patina Close

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Offers Over £355,000



Front of Property

With a tarmac driveway leading to garage, decorative chipping stones and gated side access.

Entrance Hall

With a double glazed door leading from the front, doors to rooms, stairs to the first floor landing, laminate floor and a central heating radiator.

Lounge

17'10" x 12'9" (5.46 x 3.91)

With double door leading from the entrance hall, double glazed bay window to front, electric fire place, under stairs storage cupboard and a central heating radiator.

Kitchen/Diner

15'0" x 19'7" (4.59 x 5.98)

With a door leading from the entrance hall, fitted with a range of wall and base units with tiled splashback, integrated oven, gas hob, stainless steel cooker hood, integrated dishwasher, recessed spotlights, tiled floor, open to utility area, and double glazed French doors to rear.

Utility Area

5'2" x 4'5" (1.58 x 1.36)

Opening from the kitchen diner, door to garage, fitted with wall and base units tiled splashback, plumbing for washing machine, tiled floor and a central heating radiator.

Landing

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

Master Bedroom

12'4" x 12'10" (3.76 x 3.93)

With a door leading from the landing and to the en suite, double glazed windows to front, built in wardrobes and a central heating radiator.

En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, double glazed window to front and a chrome heated towel rail.

Bedroom Two

10'10" x 10'10" (3.32 x 3.31)

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

Bedroom Three

9'1" x 9'8" (2.78 x 2.95)

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

Bedroom Four

11'8" x 9'0" (3.58 x 2.76)

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

Bathroom

With a door leading from the landing, bath, separate shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, double glazed window to rear, recessed spotlights extractor fan and a chrome heated towel rail.

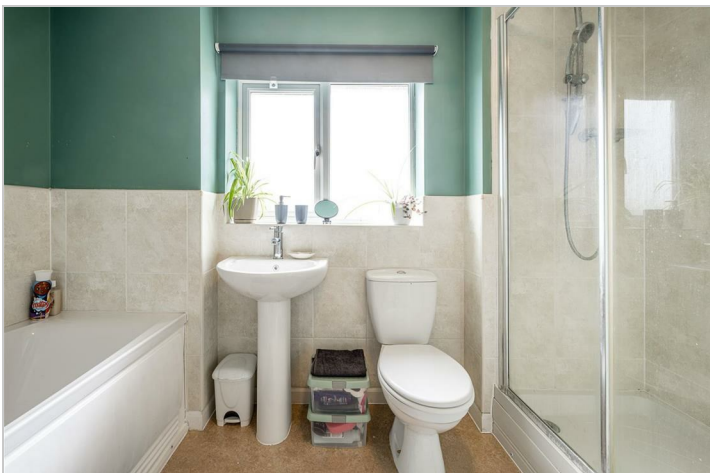
Garden

With double glazed french doors from the kitchen diner to patio, artificial grass, decorative chipping stone, children's swing set and slide, completed with canopy swing chair.

Garage

19'3" x 8'11" (5.88 x 2.73)

With a garage door to front, door to utility, double glazed door to rear, power and light.



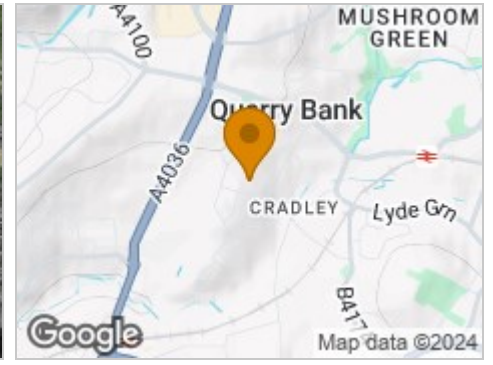
Road Map



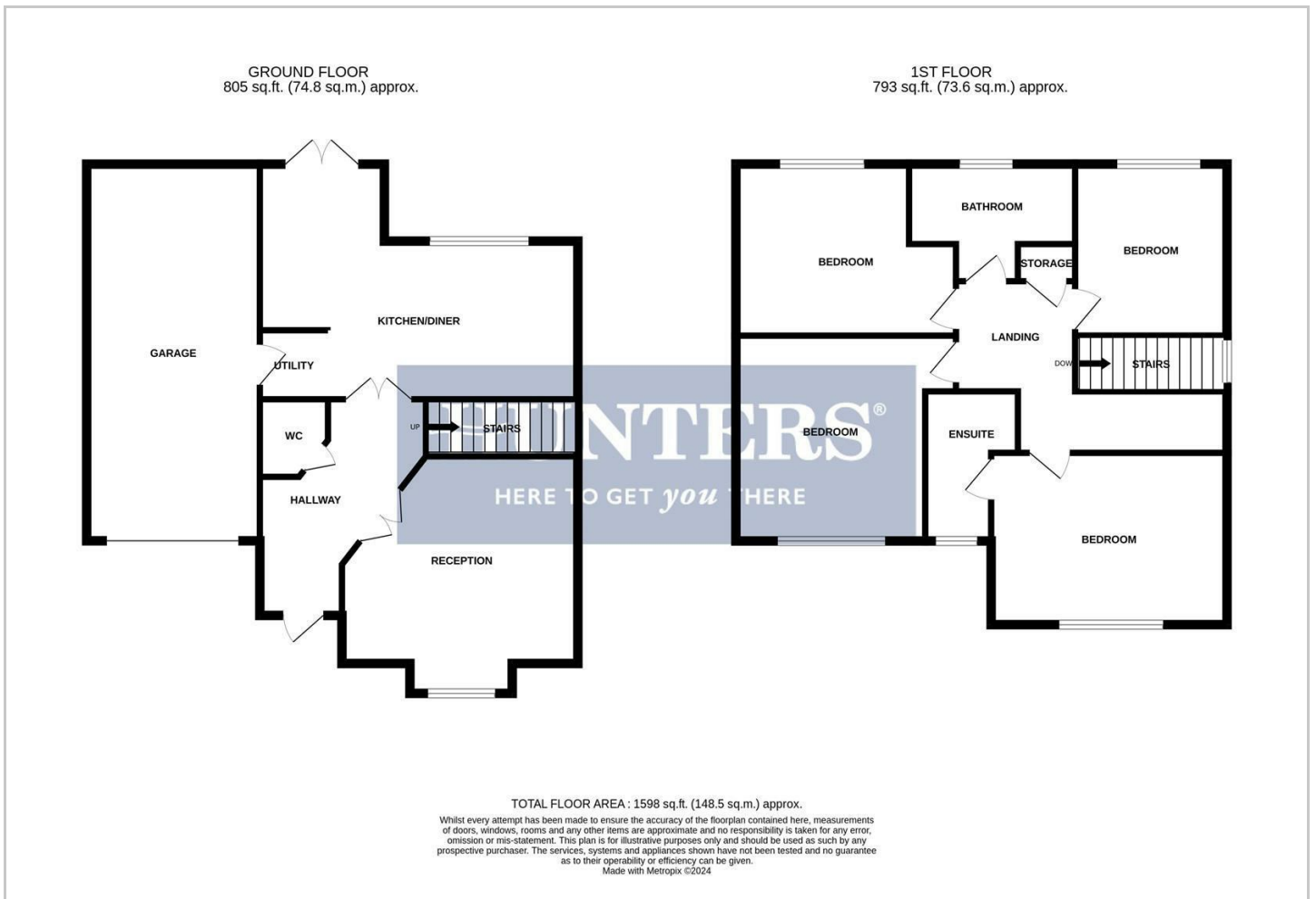
Hybrid Map



Terrain Map



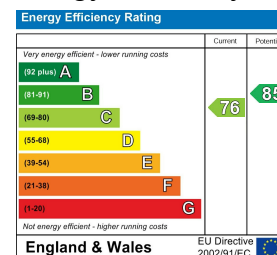
Floor Plan



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.