

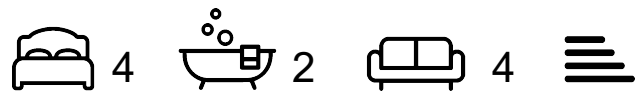
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kirkstone Way

Brierley Hill, DY5 3RZ



# Kirkstone Way

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Offers In The Region Of £425,000



## Front Of The Property

With a tarmac driveway, decorative chipping stones, double glazed door to porch and gated side access leading to garden.

## Porch

With a double glazed door to front, double glazed window, tiled floor and a double glazed door to entrance hall.

## Entrance Hall

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

## Kitchen

13'5" x 8'6" (4.1 x 2.6)

With a door from the entrance hall, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated microwave, space for fridge freezer, plumbing for washing machine, space for dishwasher and Rangemaster-style cooker, stainless steel cooker hood, tiled floor, wall mounted central heating boiler, double glazed windows to front and side, double glazed door to side and a central heating radiator.

## Lounge

15'8" x 13'1" (4.8 x 4)

With a door leading from the entrance hall, open to dining room, comfortable space for seating, feature fire place with electric fire, double glazed window to rear and a central heating radiator.

## Dining Room

12'5" x 8'6" (3.8 x 2.6)

Opening from the lounge, space for dining table, double glazed patio doors to conservatory, laminate floor and a central heating radiator.

## Conservatory

11'9" x 8'10" (3.6 x 2.7)

With double glazed patio doors from the dining room, laminate floor and double glazed french doors and windows to rear.

## Bedroom/ Reception Room

7'2" x 12'1" (2.2 x 3.7)

With a door leading from the entrance hall, laminate floor, door to garage, storage cupboard, double glazed window to front and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to front and a central heating radiator.

## Landing

With stairs from the entrance hall, doors to various rooms, loft access, storage cupboard, double glazed window to side and a central heating radiator.

Tel: 01384 443331

## Bedroom One

11'5" into wardrobes x 10'2" (3.5 into wardrobes x 3.1)

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

## En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to side and a central heating radiator.

## Bedroom Two

9'10" x 10'2" max (3 x 3.1 max)

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

## Bedroom Three

10'2" x 9'2" max (3.1 x 2.8 max)

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

## Bedroom Four

7'6" x 6'10" (2.3 x 2.1)

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

## Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to front and a chrome heated towel rail.

## Garage

With an electric roller shutter door to front, double glazed door to garden, door from bedroom/ reception room, electric car charging point, power, light and eaves storage.

## Garden

With access from the conservatory to a patio seating area, lawn, elevated decked seating area, garden shed and gated side access leading to the front of the property.



## Road Map



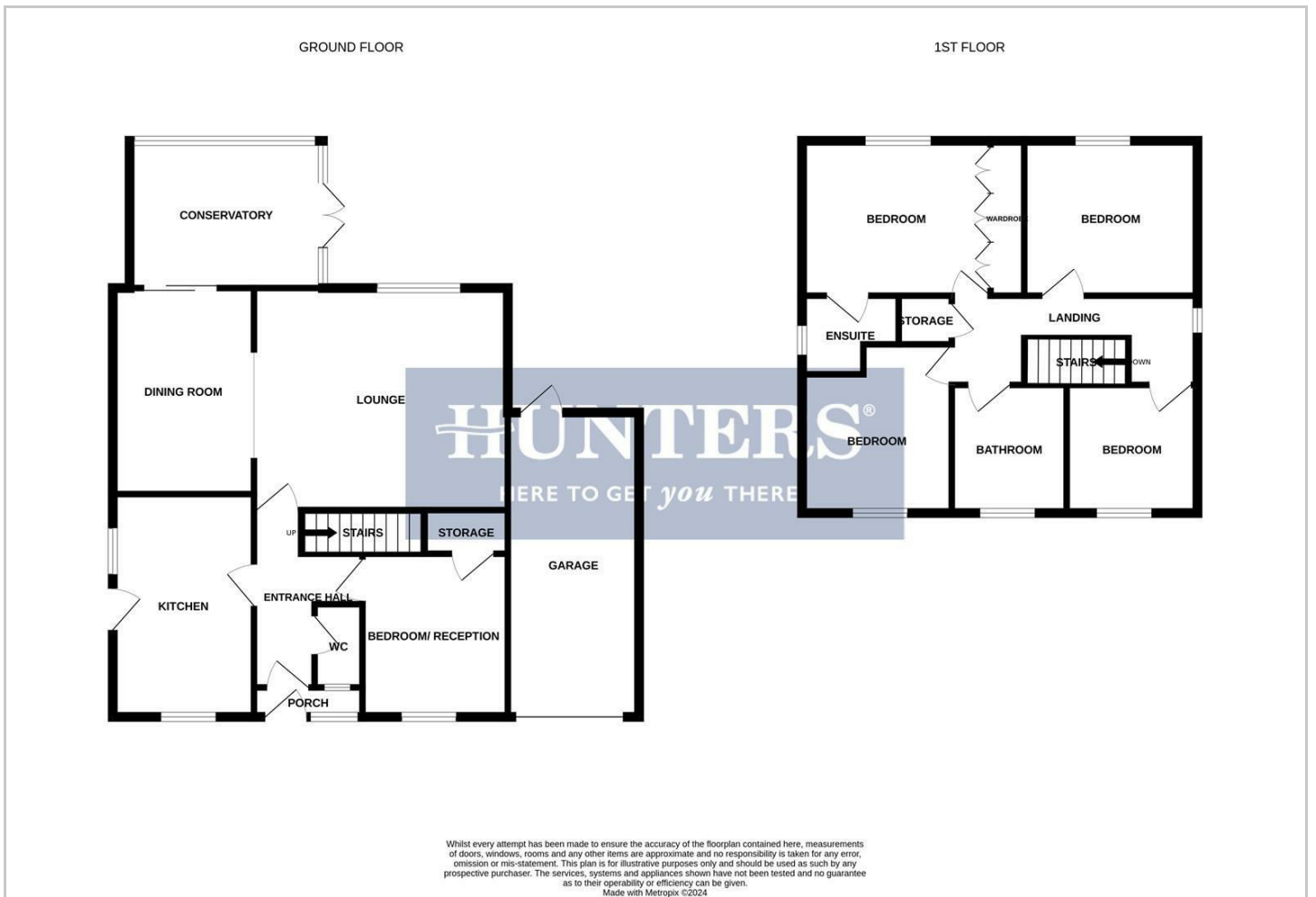
## Hybrid Map



## 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.