

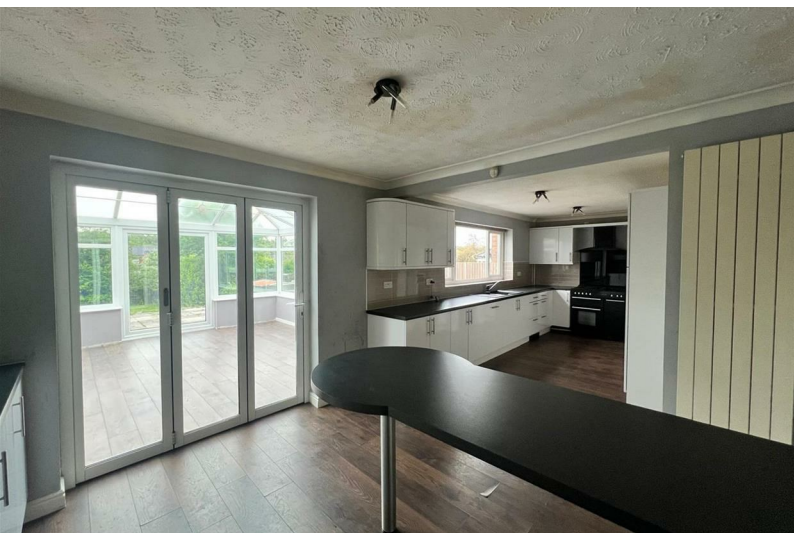
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lorrainer Avenue

Clockfields, Brierley Hill, DY5 3FH





# Lorrainer Avenue

Clockfields, Brierley Hill, DY5 3FH

Offers In The Region Of £425,000



## Front of The Property

To the front of the property there is a block paved driveway, canopy with double glazed door leading to entrance hall and gated side access leading to rear garden.

## Entrance Hall

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

## Lounge

17'01 x 11'02 (5.21m x 3.40m)

With a door leading from the entrance hall, feature fire place with gas fire and marble hearth, space for seating, double glazed bay window to front and two central heating radiators.

## Kitchen Diner

26'08 x 10'04 (8.13m x 3.15m)

With doors leading from the entrance hall and utility, fitted with a range of high gloss matching wall and base units with worksurfaces over, one and a half sink and drainer, tiled splashback, space for Rangemaster-style cooker with extractor hood over, integrated dishwasher, space for double American fridge freezer, breakfast bar, laminate floor, double glazed window to rear, double glazed bi folding doors to conservatory and a central heating radiator.

## Utility

With a door leading from the kitchen diner, fitted with high gloss matching wall and base units, stainless steel sink and drainer, tiled splashback, plumbing for washing machine, space for tumble dryer and double glazed window and door to side.

## Conservatory

14'09 x 14'03 (4.50m x 4.34m)

With double glazed bi folding doors leading from the kitchen diner, space for seating or dining, laminate floor and further double glazed windows and french doors leading to rear garden.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, laminate floor and a central heating radiator.

## Landing

With stairs leading from the entrance hall and further stairs leading to upper landing, storage cupboard, doors to various rooms and a central heating radiator.

## Master Bedroom

14'03 x 12'08 (4.34m x 3.86m)

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

## En Suite

With a door leading from the master bedroom, shower with waterfall shower head, WC and wash hand basin set into vanity unit, tiled splashback, tiled floor, double glazed window to front and a central heating radiator.

Tel: 01384 443331

### Bedroom Two

16'09 x 9'06 (5.11m x 2.90m)

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

### Bedroom Three

12'08 x 9'09 (3.86m x 2.97m)

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, corner bath, shower, WC and wash hand basin set into vanity unit, tiled splashback, tiled floor, double glazed window to side and a chrome heated towel rail.

### Upper Landing

With stairs leading from the landing, skylight window and doors to bedrooms.

### Bedroom Four

13'07 x 13 max (4.14m x 3.96m max)

With a door leading from the upper landing, fitted wardrobes, double glazed skylight windows to rear and a central heating radiator.

### Bedroom Five

12'11" x 12'2" max (3.96m x 3.71m max)

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

### Garage

16'0 x 8'07 (4.88m x 2.62m)

With a double glazed door leading from the side of the property and electric up and over door to front, wall mounted central heating boiler, light and power.

### Garden

With double glazed french doors leading from the conservatory to a large patio seating area, lawn, mature shrubs, double glazed door leading to garage and gated side access leading to front of the property.



## Road Map



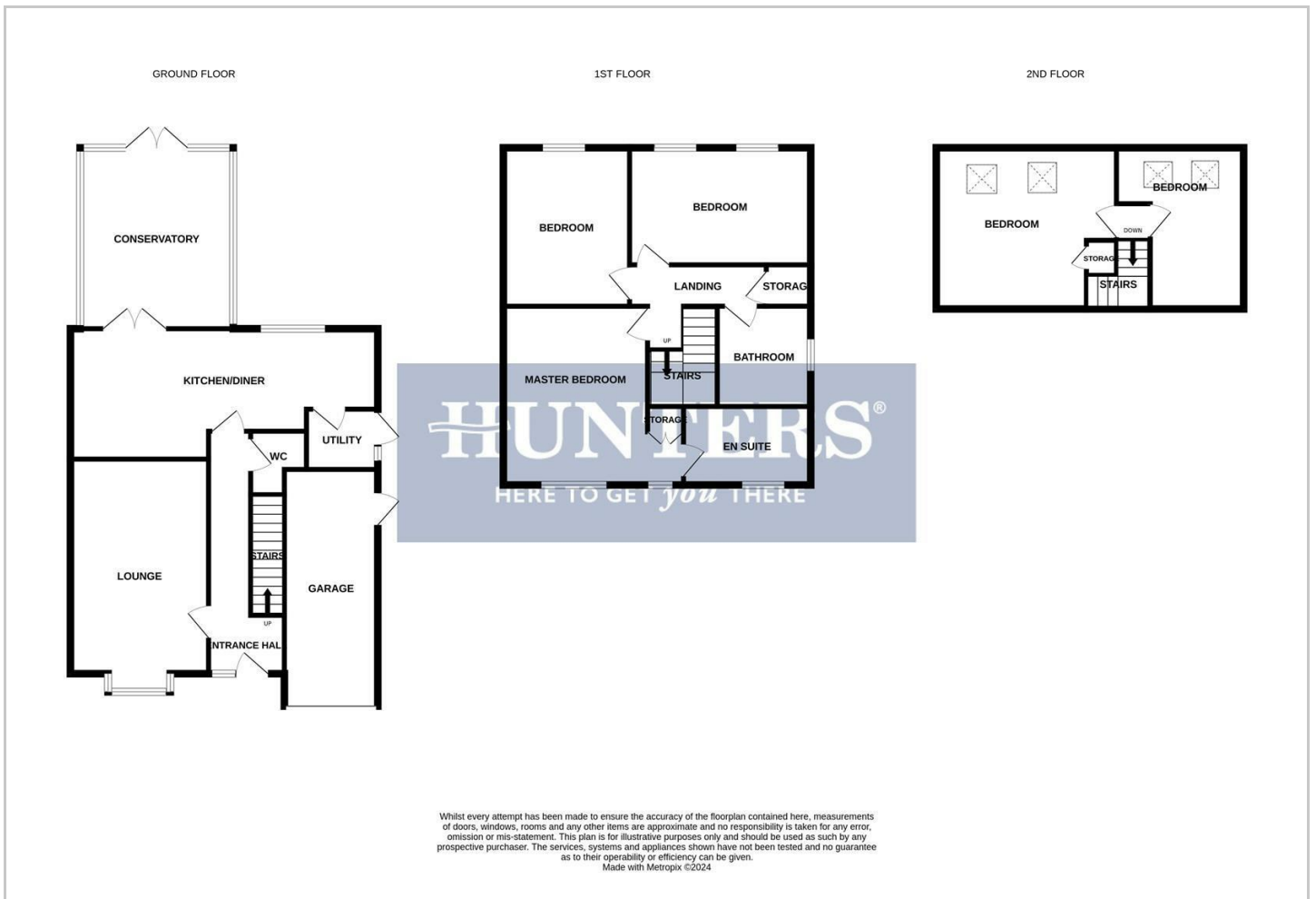
## Hybrid Map



## Terrain Map



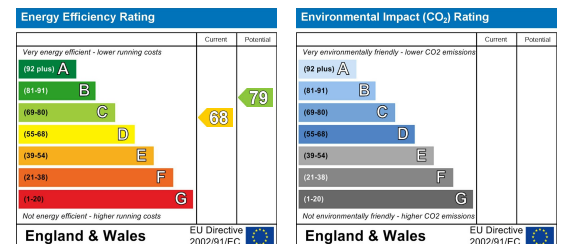
## Floor Plan



## 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.