

# HUNTERS<sup>®</sup>

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## Brettell Lane

Brierley Hill, DY5 3LT

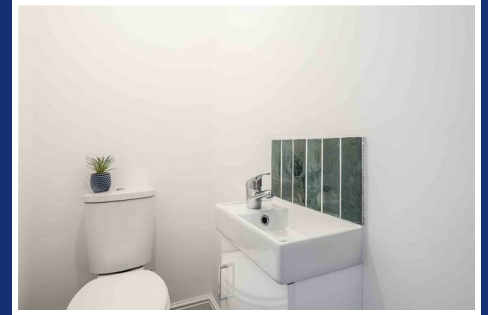
£425,000



# 248 Brettell Lane

Brierley Hill, DY5 3LT

£425,000



## Front of the Property

To the front of the property there is a wall with gated access, pathway leading to storm porch, lawn area with mature shrub borders, gate to side and double glazed door to front.

## Reception Hall

With a door to front, doors leading to various rooms, stairs to the first floor landing and a central heating radiator.

## Lounge

11'6" x 17'1" (3.5 x 5.2)

With a door leading from the reception hall, double glazed bay window to front, fire place and a central heating radiator.

## Sitting Room

11'7" x 19'8" (3.54 x 6)

With an opening from the lounge, door leading from the reception hall, fire place, double glazed french doors to rear garden and a central heating radiator.

## Larder Store

7'10" x 9'10" (2.4 x 3)

With a door leading from the reception hall, door leading to cellar and a double glazed window to side.

## Cellar

9'2" x 11'2" (2.79 x 3.4)

With stairs down from the larder, power and light.

## Cloakroom

With a door leading from the reception hall, W/C, wash hand basin set into vanity unit with tiled splash back.

## Kitchen Breakfast Room

11'10" x 17'9" (3.6 x 5.4)

With a door leading from the reception hall, range of fitted wall and base units with worksurfaces over and matching upstands, breakfast bar, one and a half bowl sink and drainer, integrated dishwasher, fridge freezer, integrated oven with induction hob above and splash back,, double glazed windows to side and front and a central hearing radiator.

## Utility

6'11" x 17'9" (2.11 x 5.41)

With a door leading from the kitchen, stainless steel sink and drainer, worksurfaces over, plumbing for washing machine, space for tumble dryer, door leading to garage and double glazed windows to side.

## Landing

With stairs leading from the reception hall, stairs to the second floor landing, doors to various rooms, storage cupboard and a double glazed window to side.



## Bedroom One

11'8" x 19'11" (3.56 x 6.06)

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

## En Suite

With a door leading from bedroom one, W/C, wash hand basin with tiled splashback, walk in shower cubicle with tiled surround, chrome heated towel rail and a double glazed window to rear.

## Bedroom Two

11'10" x 14'1" (3.6 x 4.3)

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

## Bathroom

With a door leading from the landing, W/C, p shaped bath with tiled surround, wash hand basin with tiled splash back, part tiled walls, double glazed window to rear and a central heating radiator.

## Study

With stairs from the first floor landing, double glazed window to side, airing cupboard, open to bedroom three and a central heating radiator.

## Bedroom Three

11'9" x 12'8" (3.58 x 3.86)

With an opening from the study area, double glazed window to rear and a central heating radiator.

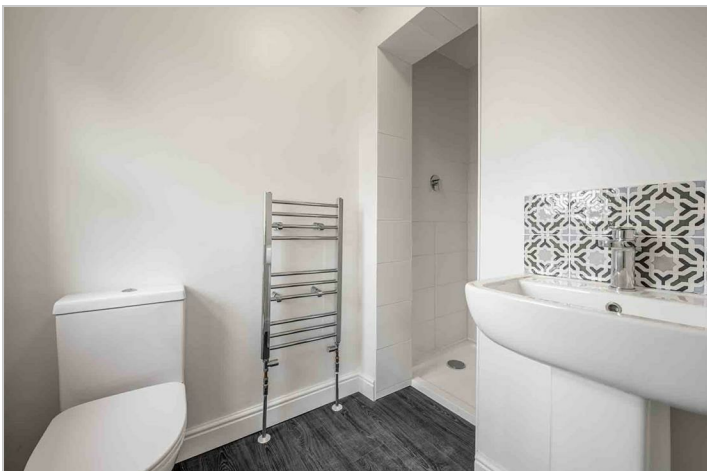
## Garden

With double glazed french doors leading from the sitting room and double glazed door from the reception hall leading to a patio area, further lawn area, outside tap, and rear vehicle access.

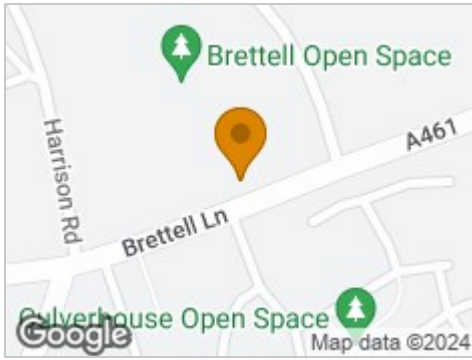
## Garage

6'11" x 17'9" (2.11 x 5.41)

With a up and over door to side, door leading from the utility, power and light, double glazed windows to side and rear and double glazed door to rear.



## Road Map



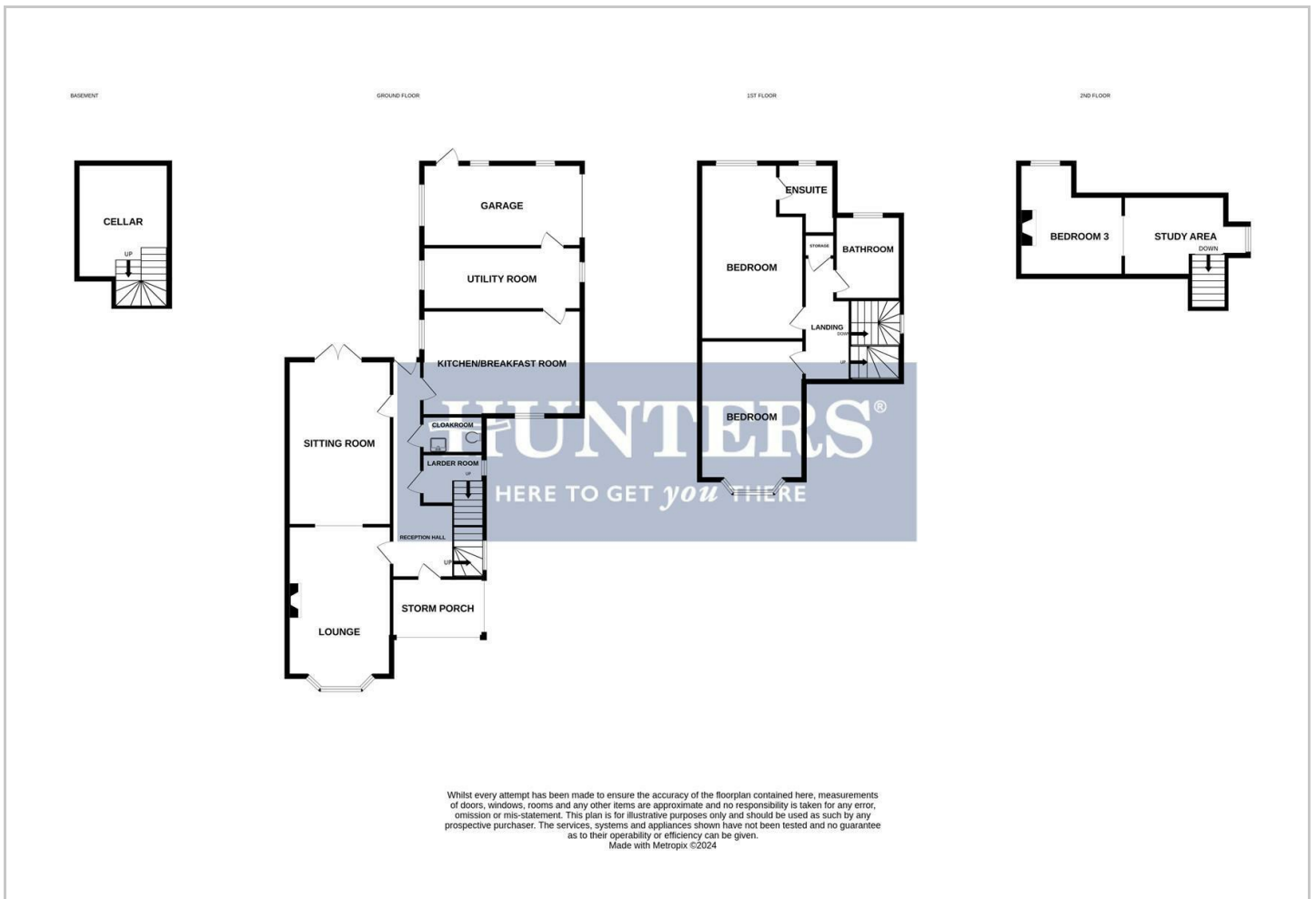
## Hybrid Map



## Terrain Map



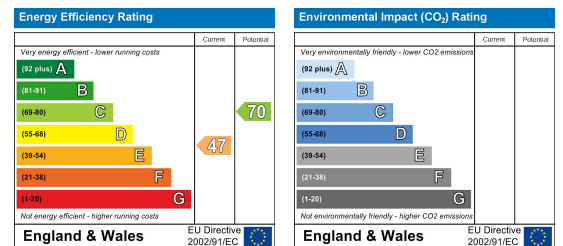
## Floor Plan



## 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.