



Stream Road, Kingswinford, DY6 9NT

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Brierlea, Stream Road, Kingswinford, DY6 9NT

Standing on a prominent position on the ever popular Stream Road, Brierlea is an extended traditional detached family home which offers a substantial amount of living accommodation together with a 190ft (approx) garden which is ideal for those with growing families. The ground floor accommodation comprises: reception hall with open fire, dining room with bay window, lounge with log burning stove, separate sitting area, kitchen open plan to a lovely breakfast room, home gym/hobby room, ground floor WC, separate utility, garage and separate side entrance leading from the front of the property. To the first floor there is a landing, three bedrooms and a modern fitted family bathroom. This lovely family home offers fantastic outdoor space with an 190ft (approx) garden, which includes a long lawn, mature trees and a summerhouse, the property also benefits from having gated side access. To the front of the property is a generous sized block paved driveway with storm porch leading to the front of the property. Located within this highly desirable part of Kingswinford, this lovely family home is conveniently located within walking distance of sought after schools and Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers.





Front of the Property

To the front of the property there is good sized block paved driveway with mature shrub borders, gated side access, storm porch with a door to the reception hall, further door to the side entry and double doors to the garage.

Reception Hall

With a door leading from the front of the property, open fire, stairs to the first floor, doors to various rooms, useful storage cupboard and a central heating radiator.

Lounge

17'8" x 12'9"

With a door leading from the entrance hall, double glazed window to front, log burner, opening to sitting room and two central heating radiators.

Sitting Room

12'9" x 10'2"

With an opening from the lounge, double glazed french doors leading to the garden, door leading to kitchen and a central heating radiator.

Breakfast Room

16'0" x 10'9"

With a door leading from the entrance hall, opening to the kitchen, storage cupboard, double glazed window to side, internal stained glass window and a central heating radiator.

Kitchen

16'4" x 8'10"

With a door leading from the sitting room and opening from the breakfast room this extended modern kitchen has a range of fitted wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, double electric oven, electric hob with stainless steel cooker hood, cupboard with boiler, integrated dishwasher, glass lantern, two double glazed windows to the rear and a door to the home gym.



Dining Room

11'9" into bay x 11'5"

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

W/C

With a door leading from the home gym, W/C, wash hand basin, tiled floor, double glazed window to rear and a central heating radiator.

Utility Room

With a door leading from the home gym this utility room has a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, tiled flooring, plumbing for a washing machine, space for a dryer, recessed spotlights, double glazed window to the side and a central heating radiator.

Gym / Store

14'1" x 12'9"

With a door leading from the kitchen and further doors to the garage, side entry, cloakroom, utility room and to the rear garden.

Garage

17'0" x 8'2"

With double doors to front, door to gym, inspection pit and window to the side.

Landing

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



Bedroom One

16'0" x 11'9"

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

Bedroom Two

14'1" x 12'5"

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

Bedroom Three

10'9" x 6'6"

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

Bathroom

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

Garden

This lovely family home offers fantastic outdoor space with an 190ft (approx) garden, which includes a long lawn, mature trees and a summerhouse, the property also benefits from having gated side access.

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. 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.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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