

# HUNTERS<sup>®</sup>

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## Sorrel Walk

Brierley Hill, DY5 2QG

Offers In The Region Of £230,000



Council Tax: B



# 11 Sorrel Walk

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## Front of The Property

To the front of the property there is well maintained lawn with pathway to side, planted shrubs, storm porch 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 side of the property, stairs to first floor landing, small storage cupboard, doors to various rooms, laminate floor, double glazed windows to front and side and a central heating radiator.

## Lounge

12'9" x 10'9" (3.9 x 3.3)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with fitted fire, double glazed window to front and a central heating radiator.

## Kitchen Diner

17'0" x 7'6" (5.2 x 2.3)

With a door leading from the entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated oven and grill, gas hob, cooker hood over, plumbing for washing machine, space for tall standing fridge freezer and breakfast table, double glazed window and door to rear, double glazed patio doors to conservatory and a central heating radiator.

## Conservatory

8'2" x 8'2" (2.5 x 2.5)

With double glazed patio doors leading from the kitchen diner, space for dining table, laminator floor, double glazed windows and french doors to garden and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and double glazed window to side.

## Bedroom One

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

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

## Bedroom Two

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

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

## Bedroom Three

6'10" x 6'6" (2.1 x 2)

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

## Bathroom

With a door leading from the landing, corner bath with shower over, fitted shower rail, WC, wash hand basin set into vanity unit, storage cupboard housing central heating boiler, part tiled walls, extractor, double glazed window to rear and a chrome heated towel rail.

## Garden

With double glazed doors leading from the kitchen diner and conservatory to a decked and patio seating area, well maintained lawn with steps down to pathway leading to rear gated access and car parking space.

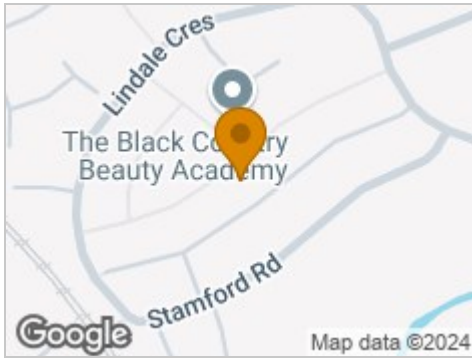
## Garage

Tel: 01384 443331

With up and over door, double glazed window, light and power.



## Road Map



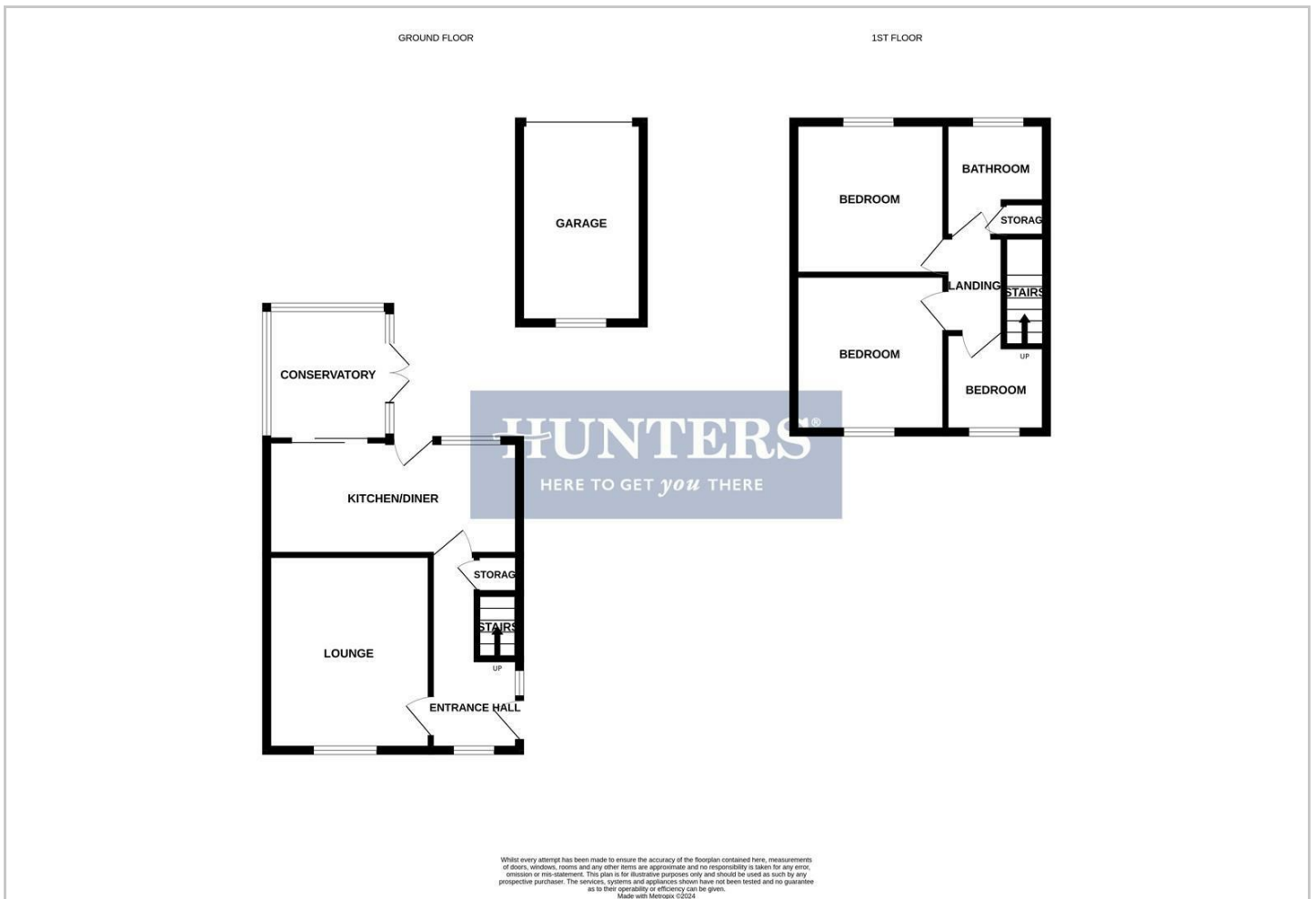
## Hybrid Map



## Terrain Map



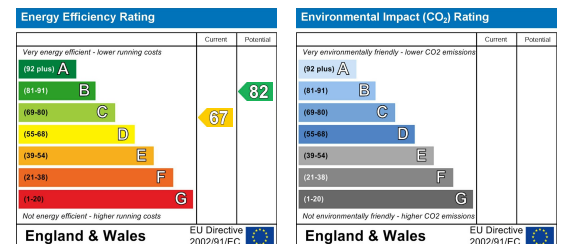
## Floor Plan



## 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.