

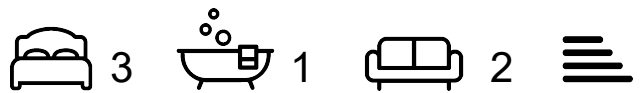
# HUNTERS®

HERE TO GET *you* THERE



## Broomehill Close

Brierley Hill, DY5 2PE



Council Tax: C





# 9 Broomehill Close

Brierley Hill, DY5 2PE

Offers In The Region Of £300,000



## Front of the Property

To the front of the property there is lawn, decorative shrubs side access through lean to and tarmac driveway leading to porch.

## Porch

With double glazed door leading from the driveway, door to entrance hall, door to garage and double glazed window to side.

## Entrance Hall

With door leading from the porch, stairs to first floor landing, door to lounge and a central heating radiator.

## Lounge

13'4 x 11'8 (4.06m x 3.56m)

With door leading from the entrance hall, door to kitchen / diner, bay to front with double glazed windows and a central heating radiator.

## Kitchen / Diner

9'8 x 14'8 (2.95m x 4.47m)

With door leading from the lounge, breakfast counter, a range of wall and base units, one and a half sink drainer, plumbing for washing machine, plumbing for dish washer, under stairs storage cupboard, door to utility, two double glazed windows to rear, and a central heating radiator.

## Potential Utility Room

13'6 x 7'9 (4.11m x 2.36m)

With door leading from the kitchen / diner, door to garage, shower cubicle unit, counter tops, opening to W/C, and door to garden room.

## Garden Room

5'76 x 7'4 (1.52m x 2.24m)

With door leading from the utility, wooden built counter tops and door to garden.

## Landing

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

### Bedroom One

12'2 x 14'8 (3.71m x 4.47m)

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

### Family Bathroom

6'4 x 6'0 (1.93m x 1.83m)

With door leading from the landing, W/C, hand wash basin, tiled splashback and bath unit.

### Bedroom Two

8'1 x 8'7 (2.46m x 2.62m)

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

### Bedroom Three

7'7 x 5'9 (2.31m x 1.75m)

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

### Garage

15'92 x 8'57 (4.57m x 2.44m)

With door leading from the utility, electric supply, and electric roll garage door to driveway.

### Garden

With door leading from the garden room, patio, lawn, shrub borders, and side access with shed to side.





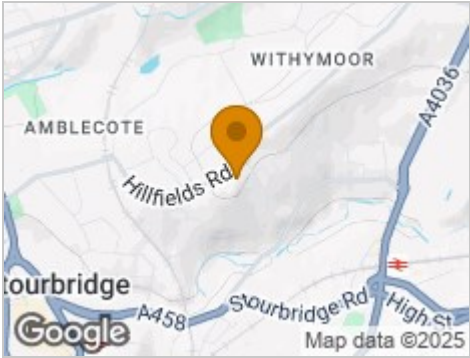
Road Map



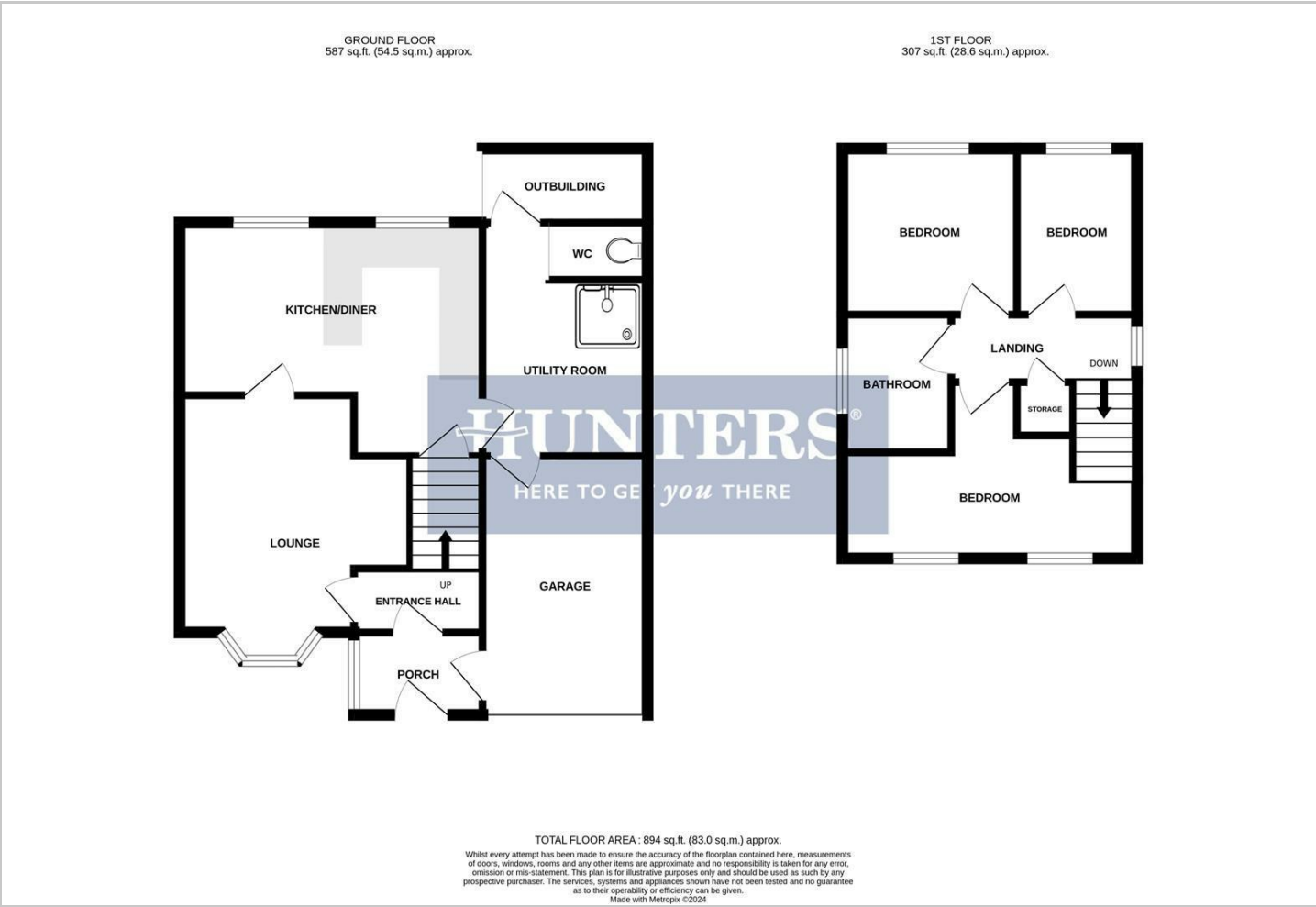
Hybrid Map



Terrain Map



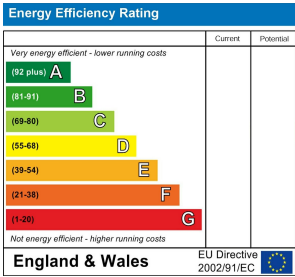
Floor Plan



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.