

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## West Street

Quarry Bank, Brierley Hill, DY5 2DS



Council Tax: B



# 20 West Street

Quarry Bank, Brierley Hill, DY5 2DS

£179,950



## Front of the Property

To the front of the property there is a tarmac driveway with parking for two cars, gated side access with bin store and a double glazed door to entrance hall.

## Entrance Hall

With double glazed door leading from the front of the property, opening to dining room, opening to lounge and under stairs storage cupboard.

## Lounge

11'4 x 11' (3.45m x 3.35m)

With opening leading from the entrance hall, feature fireplace, double glazed window to front and a central heating radiator.

## Dining Room

11'8 x 11 (3.56m x 3.35m)

With opening leading from the entrance hall, stairs to first floor landing, door to kitchen, double glazed window to side, and a central heating radiator.

## Kitchen

13'5 x 7'1 (4.09m x 2.16m)

With door leading from the dining room, a range of modern wall and base units, stainless steel sink drainer with tiled splashback, plumbing for washing machine, gas hob and oven, opening to rear hallway and double glazed window to side.

## Rear Hallway

With door leading from the kitchen, door to bathroom, double glazed door to garden and a storage cupboard.

### Family Bathroom

5'5 x 6'9 (1.65m x 2.06m)

With door leading from the rear hallway, walk in shower with sliding shower screen door, tiled splashback, W/C, hand wash basin into vanity unit, double glazed window to side and a central heating radiator.

### Landing

With stairs leading from the dining room, doors to rooms.

### Bedroom One

11'7 x 11 (3.53m x 3.35m)

With door leading from the landing, storage cupboard with loft access, double glazed window to rear and a central heating radiator.

### Bedroom Two

7'3 x 11'1 (2.21m x 3.38m)

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

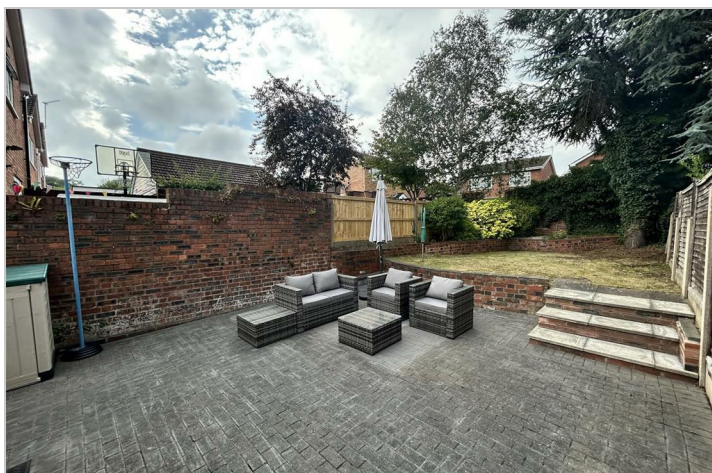
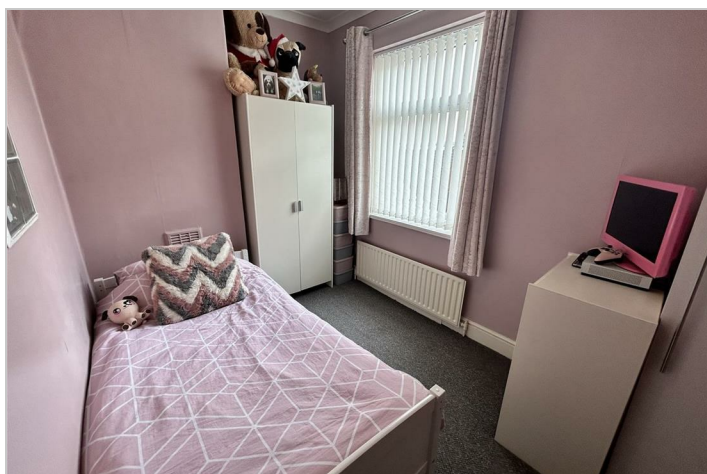
### Office

4' x 11'1 (1.22m x 3.38m)

With door leading from the landing, window to front.

### Garden

With double glazed door leading from the rear hallway, block paved patio, decorative chipping stones, stairs to rear lawn, shrub borders, and gated side access with bin store.



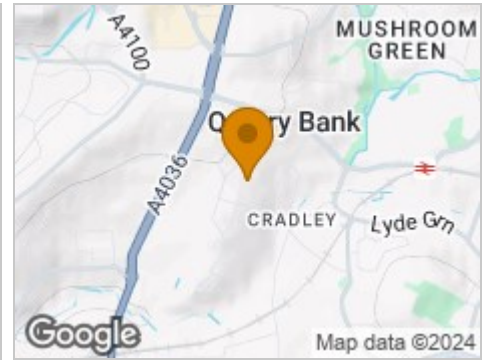
## Road Map



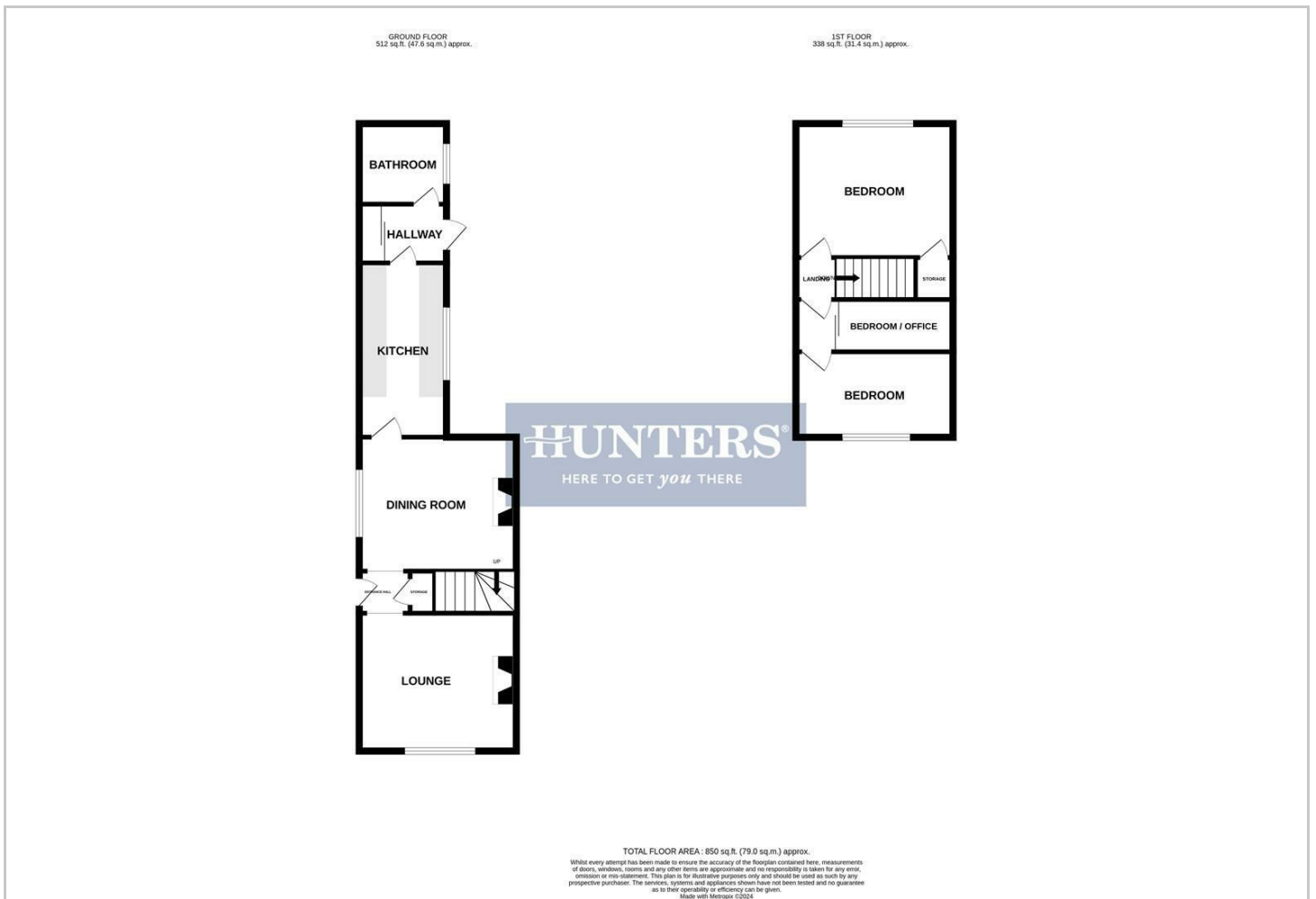
## Hybrid Map



## Terrain Map



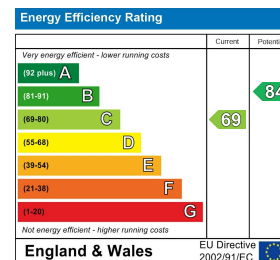
## Floor Plan



## 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.