



Bratch Hollow, Wombourne, WV5 9AE

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EXCLUSIVE



## Bratch Hollow, Wombourne, WV5 9AE

Located on the countryside fringes of Wombourne, Bratch Hollow is an exclusive development quietly tucked away off Bratch Lane and also benefits from being offer with no upward chain. The property comprises: welcoming entrance hall, spacious lounge with bay window, dining room with patio doors leading to the rear garden, modern fitted kitchen breakfast room, separate utility room, ground floor WC, landing, master bedroom with en suite, four further good sized bedrooms, family bathroom, block paved driveway, double garage and a private rear garden with gated access to both sides.





#### **Front Of The Property**

To the front of the property is a block paved driveway with lawn to the side, two up and over doors to the garage, gated access to both sides and a door to the hall with canopy.

#### **Entrance Hall**

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

#### **Lounge**

20'8" + bay x 12'5"

With a door from the entrance hall, gas fire with decorative surround, double glazed bay window to front, double doors to dining room and a central heating radiator.

#### **Dining Room**

12'1" x 9'10"

With double glazed doors from the lounge, door to kitchen breakfast room, double glazed sliding door to rear garden and a central heating radiator.

#### **Kitchen Breakfast Room**

12'9" x 9'10"

With a door from the hall and dining room this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, double electric oven, electric hob with stainless steel cooker hood, breakfast bar, double glazed window to rear, recessed spotlights, door to utility room and a central heating radiator.



**Utility Room**

16'4" x 8'2"

With a door from the kitchen breakfast room, fitted wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and fridge freezer, door leading to the rear garden, door to garage and WC and a central heating radiator.

**Double Garage**

18'4" x 16'0"

With two up and over doors to front, boiler, power, light and door to utility.

**Landing**

With stairs from the entrance hall, loft access, airing cupboard, doors to rooms and a central heating radiator.

**Bedroom One**

16'8" x 11'9"

With doors from the landing and to the en suite, double glazed window to front, fitted wardrobes and a central heating radiator.

**En Suite**

With a door from bedroom one, shower cubicle, WC, wash hand basin, bidet, double glazed window to front, part tiled walls and a chrome heated towel rail.



**Bedroom Two**

24'7" x 8'2"

With doors from the landing, double glazed windows to front and rear, and two central heating radiators.

**Bedroom Three**

13'9" x 8'2"

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

**Bedroom Four**

9'10" x 9'10"

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

**Bedroom Five**

11'9" x 7'6"

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

**Garden**

With access from the dining room and utility, this private rear garden has a patio area with lawn beyond and mature shrubs, there is also gated access to both sides of the property.

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.

GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (192.2 sq.m.) approx.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>62</b>	Potential: <b>72</b>

England & Wales E.U. 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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