

HUNTERS®

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Brook Street

Wall Heath, DY6 0JH



Council Tax: D



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£400,000



Front Of The Property

To the front of the property there is a driveway leading to the garage, dwarf garden wall with decorative shrubs, door to the porch and gated side access.

Porch

With a double glazed door to front, double glazed windows to front and side and door to entrance hall.

Entrance Hall

With a door from the porch, doors to rooms, stairs to the first floor landing, storage cupboard and a central heating radiator.

Sitting Room

12'5" (+bay) x 10'5" (3.8 (+bay) x 3.2)

With a door from the entrance hall, double glazed bay window to front, electric fire and a central heating radiator.

Lounge

18'0" x 13'1" (5.5 x 4)

With doors from the entrance hall and leading to the kitchen, gas fire with decorative surround, opening to the dining room, double doors to study and a central heating radiator.

Dining Room

10'2" x 8'6" (3.1 x 2.6)

Opening from the lounge, double glazed patio doors to conservatory and a central heating radiator.

Study

8'6" x 7'2" (2.6 x 2.2)

With double doors from the lounge, open to conservatory and a central heating radiator.

Conservatory

16'4" x 8'2" (5 x 2.5)

With access from the study and dining room this glass roof conservatory has a double glazed door leading to the garden and double glazed windows to the side and rear.

Kitchen

14'5" x 12'9" (4.4 x 3.9)

With a door from the lounge this kitchen is fitted wall and base units, granite work surfaces with tiled splashback, sink and drainer, integrated fridge, space for cooker, stainless steel sink and drainer, karndean floor, double glazed window to the rear, door to the utility and a central heating radiator.

Utility Room

8'6" x 6'2" (2.6 x 1.9)

With a door from the kitchen, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, doors to WC and garage, further double glazed door to side, double glazed window to side, tiled floor and a central heating radiator.

WC

With a door from the utility, WC, wash hand basin, tiled floor and a chrome heated towel rail.

Garage

20'8" x 13'9" (6.3 x 4.2)

With an electric up and over door to front, power, light and door to utility.

Landing

With stairs from the entrance hall, stairs to the converted loft space, airing cupboard and doors to rooms.

Bedroom One

17'4" x 10'2" (5.3 x 3.1)

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

En Suite

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

Bedroom Two

12'5" x 10'5" (3.8 x 3.2)

With a door from the landing, open to dressing area, fitted wardrobes, double glazed window to front and a central heating radiator.

Dressing Area

8'6" x 6'10" (2.6 x 2.1)

Open from bedroom two, double glazed window to front and a central heating radiator.

Bedroom Three

13'1" x 10'5" (4 x 3.2)

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

Bedroom Four

13'9" x 7'10" (4.2 x 2.4)

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

Bathroom

With a door from the landing, bath with shower over, WC, wash hand basin, double glazed window to rear, tiled walls and a chrome heated towel rail.

Converted Loft Space

12'5" x 11'9" (3.8 x 3.6)

With stairs from the landing, skylight window and useful storage.

Garden

With access from the utility and conservatory to a private patio area with steps leading to a long lawn which is bordered with mature shrub, there is a path leading through the lawn to the rear of the garden which has steps leading to the brook.



Road Map



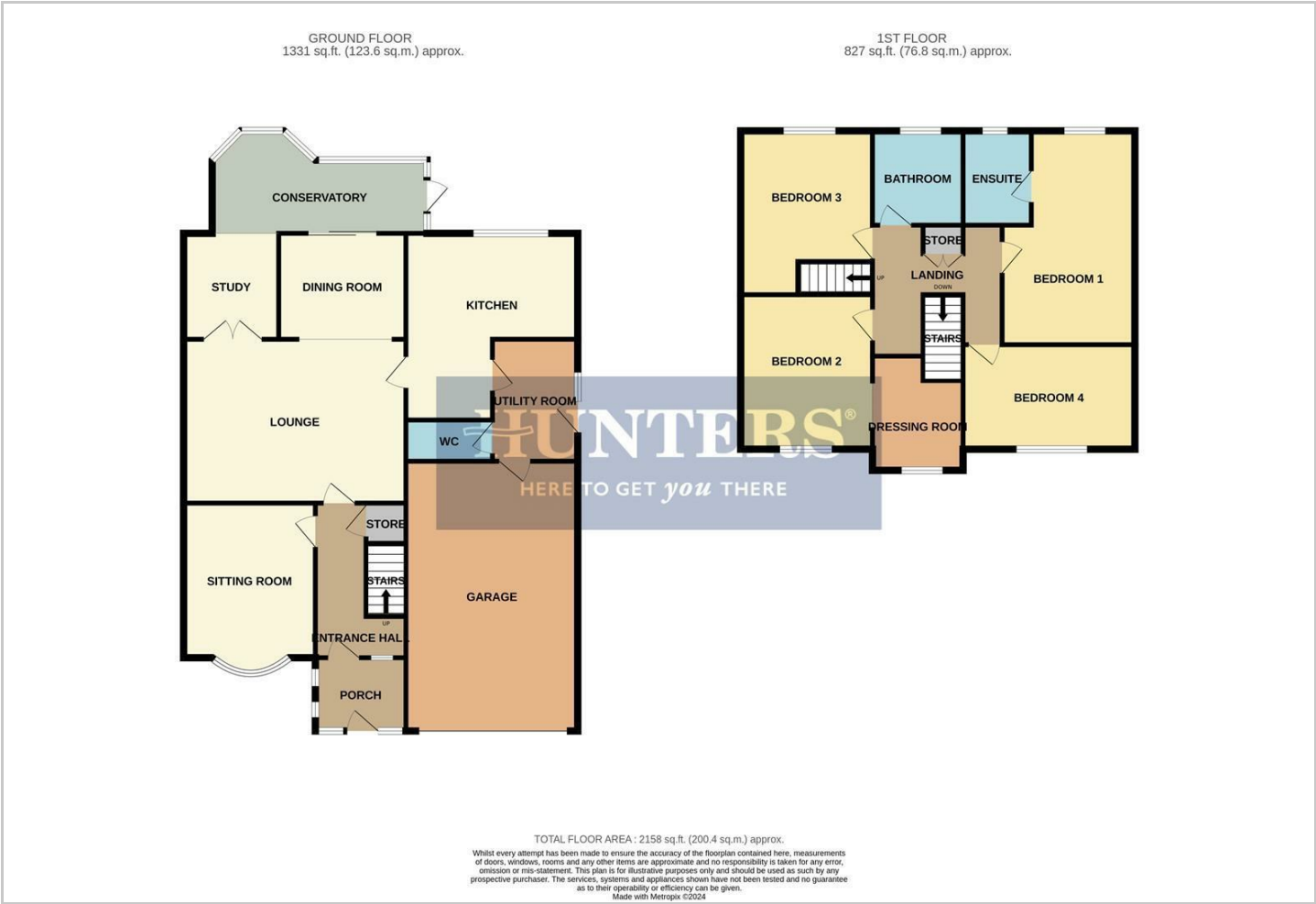
Hybrid Map



Terrain Map

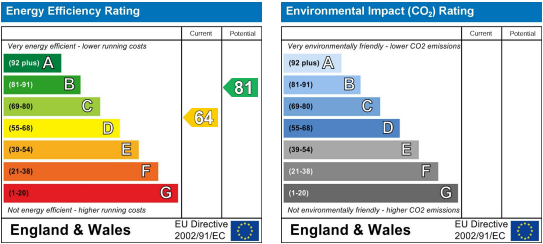


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.