

# HUNTERS®

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## The Breeze

Brierley Hill, DY5 3AG

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Council Tax: C





# 27 The Breeze

Brierley Hill, DY5 3AG

Offers Over £280,000



## The Front of The Property

There is a tarmac driveway for one car and stairs with hand railings leading to entrance hall, to the side there is an additional tarmac driveway with parking for three cars which leads to the garage and stairs with hand railings leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, stairs to first floor landing, storage cupboard, and column central heating radiator.

## Kitchen

12'5" x 5'10" (3.8m x 1.8m)

With a door leading from the entrance hall, a range of wall and base units with quartz worktops, sink drainer, tiled splashback, induction hob with hood above, oven, space for fridge/freezer, integrated dishwasher and washing machine, built in bin store, and double glazed window to front.

## Cloakroom

5'10" x 2'7" (1.8m x 0.8m )

With a door leading from the entrance hall, W/C, hand wash basin into vanity unit and a central heating radiator.

## Lounge/Diner

17'0" x 12'5" (5.2m x 3.8m)

With a door leading from the entrance hall, under stairs storage, patio doors to garden and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, stairs to second floor landing and a central heating radiator.

## Bedroom One

9'10" x 12'9" (3m x 3.9m)

With a door leading from the landing, door to en suite, two double glazed windows to rear and a central heating radiator.

## En Suite

6'2" x 5'10" (1.9m x 1.8m )

With a door leading from bedroom one, W/C, hand wash basin, shower unit with sliding door, and a central heating radiator.

### Bedroom Two

7'10" x 12'5" (2.4m x 3.8m )

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

### Second Floor Landing

With stairs leading from the first floor landing, doors to various rooms and loft access

### Bedroom Three

7'10" x 12'5" (2.4m x 3.8m)

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

### Family Bathroom

6'2" x 5'10" (1.9m x 1.8m)

With a door leading from the landing, W/C, hand wash basin, bath, and a central heating radiator.

### Bedroom Four

11'5" x 12'5" (3.5m x 3.8m)

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

### Garden

With patio doors leading from the lounge/dining room, slab patio, decorative chipping stones and centre lawn.

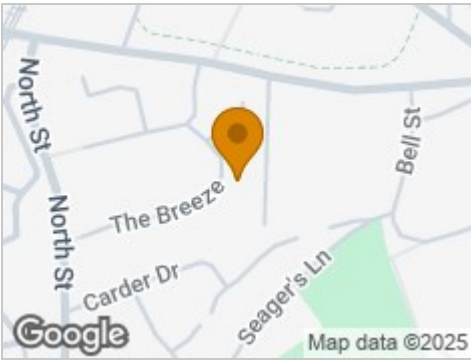
### Garage

17'0" x 8'6" (5.2m x 2.6m)

With an up and over door leading from the driveway, ample storage space is provided.



Road Map



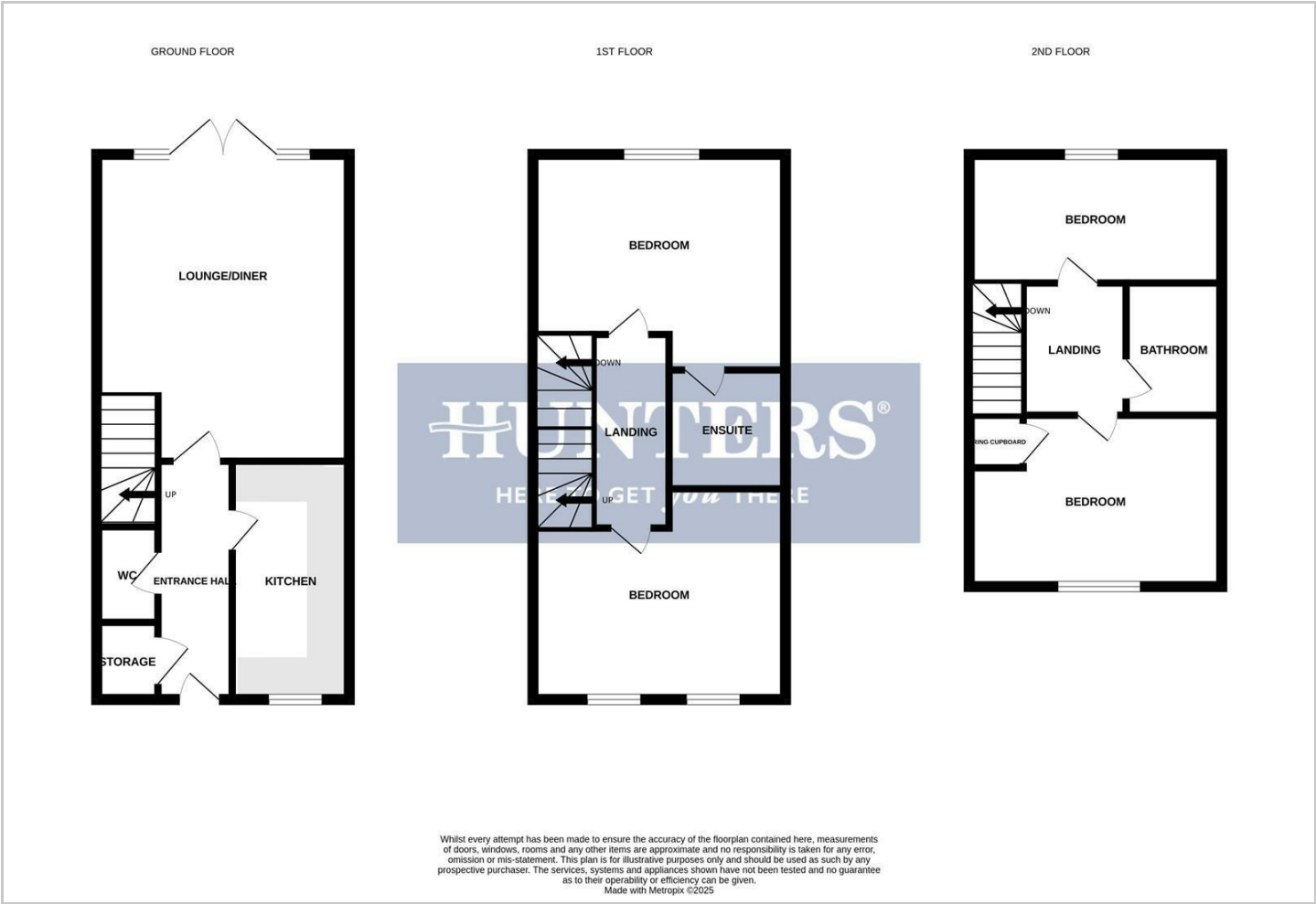
Hybrid Map



Terrain Map



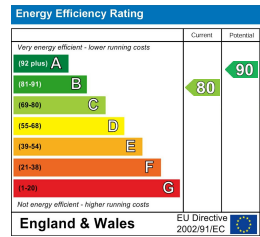
Floor Plan



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.