

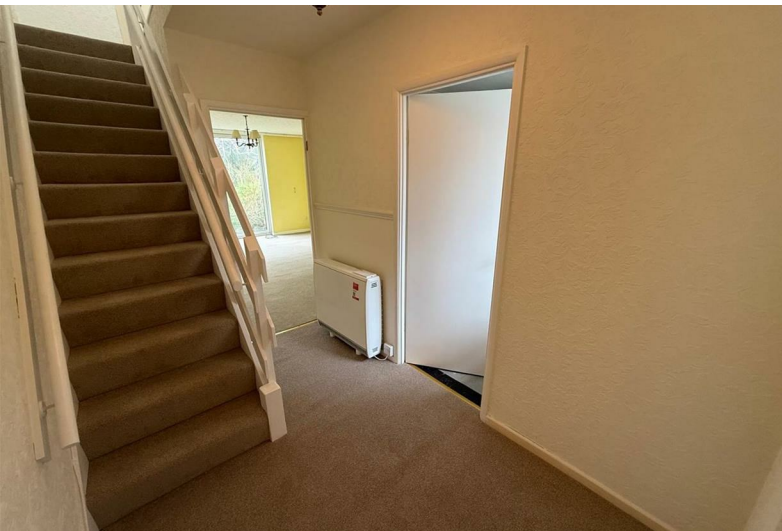
# HUNTERS®

HERE TO GET *you* THERE



## The Brake

Hagley, Stourbridge, DY8 2XJ



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Offers In Excess Of £275,000



## Front of The Property

To the front of the property there are well kept communal grounds consisting of lawn areas, mature shrubs, trees and views over open field opposite, useful store cupboard and door leading to porch.

## Porch

With a door leading from the front of the property, tiled floor, further doors to store and entrance hall.

## Entrance Hall

10'2" x 5'10" (3.1 x 1.8)

With a door leading from porch, stairs to first floor landing, door to kitchen, open to lounge and an electric heater.

## Lounge

14'1" x 16'0" max (4.3 x 4.9 max)

Open from the hall, storage cupboard, fireplace, double glazed patio doors to the rear garden and an electric heater.

## Kitchen

10'2" x 7'10" (3.1 x 2.4)

With a door from the hall, double glazed window to front, fitted with a range of wall and base units, work surfaces, one and a half sink and drainer, tiled splashback, space for cooker, plumbing for washing machine, space for further appliances and a serving hatch.

## Landing

With stairs leading from entrance hall, doors to various rooms, picture rail, wall lights and a double glazed window to front.

## Bedroom One

14'1" x 9'6" (4.3 x 2.9)

With a door leading from landing, storage cupboard, double glazed window to front and an electric heater.

### Bedroom Two

11'1" x 8'2" (3.4 x 2.5)

With a door leading from landing, loft access, double glazed window to rear and an electric heater.

### Bedroom Three

7'10" x 5'2" (2.4 x 1.6)

With a door from landing, double glazed window to rear and an electric heater.

### Bathroom

With a door leading from the landing, bath with shower over, shower screen, WC, wash hand basin, part tiled walls and double glazed window to front.

### Garage

Located at the rear of the property and providing useful storage space.

### Garden

With double glazed patio doors leading from lounge to a patio seating area, paved pathway with mature shrubs and trees and rear gated access.



## A map of the West Hagley area in New Zealand. A red pin marks the location of the property. The map shows roads, green spaces, and a river. The text "WEST HAGLEY" is visible on the map. The Google logo and "Map data ©2025 Google" are at the bottom.

GROUND FLOOR

1ST FLOOR

LOUNGE/DINER

KITCHEN

ENTRANCE HALL

PÖRCH

STORAGE

UP

STAIRS

DOWN

BEDROOM

BEDROOM

BEDROOM

BATHROOM

LANDING

STORAGE

STORAGE

STORAGE

HUNTER

HERE TO GET *you* THERE

While 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.

Made with MemoPro C3005

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current                    | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |                            |           |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |                            |           |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                              |  | <p>England &amp; Wales</p> |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                 |  | Current                    | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |                            |           |
| <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>                                                                                                                                                                          |  |                            |           |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                 |  | <p>England &amp; Wales</p> |           |

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