

# HUNTERS®

HERE TO GET *you* THERE



## Coppice Rise

Brierley Hill, DY5 1DN



Council Tax: E



# 13 Coppice Rise

Brierley Hill, DY5 1DN

Offers Over £390,000



## Front of the Property

To the front of the property is a block paved driveway, an electric door to the garage, gated side access and a double glazed composite door leading to the entrance hall.

## Entrance Hall

With a double glazed composite door from the front, stairs leading to the first floor landing, doors to various rooms and a central heating radiator.

## Cloakroom

3'7" x 5'2" (1.1 x 1.6)

With a door from the entrance hall, a WC, wash hand basin set into vanity unit with tiled splashback, understairs storage cupboard, chrome heated towel rail.

## Dining Room

11'1" x 8'6" (3.4 x 2.6)

With a door from the entrance hall, double glazed window to the front, an opening to the kitchen and a central heating radiator.

## Kitchen

11'9" x 8'6" (3.6 x 2.6)

With an opening from the dining room, a door to the utility, a range of fitted wall and base units, one and a half sinker and drainer, five burner gas hob and oven with a stainless steel cooker hood, integrated fridge/freezer, integrated dishwasher, recess spotlights, double glazed window to the rear and a central heating radiator.

## Utility

5'2" x 4'7" (1.6 x 1.4)

With a door from the kitchen, wall and base units, space for a fridge/tumble dryer, plumbing for a washing machine, double glazed window to the rear, double glazed door leading to the garden and a central heating radiator.

## Lounge

20'0" x 12'9" (6.1 x 3.9)

With a door leading from the entrance hall, feature fireplace, solid wooden floor, wall mounted lights, sliding door leading to conservatory, double glazed window to the front and a central heating radiator.

## Conservatory

11'1" x 12'1" (3.4 x 3.7)

With a door leading from the lounge and double doors leading to the garden.

## Landing

With stairs from the entrance hall, doors to various rooms and an airing cupboard.

## Bedroom One

11'9" x 11'1" (3.6 x 3.4)

With a door from the landing, built in wardrobes, door leading to the en suite, double glazed window to the front and a central heating radiator.

Tel: 01384 443331

### En Suite

6'2" x 7'6" (1.9 x 2.3)

With a door leading from bedroom one, a WC, wash hand basin set into a vanity unit with a tiled splash back, corner shower unit, double glazed window to the front and a chrome heated towel rail.

### Bedroom Two

7'10" x 9'10" (2.4 x 3)

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

### Bedroom Three

9'6" x 9'10" (2.9 x 3)

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

### Bedroom Four

7'10" x 8'2" (2.4 x 2.5)

With a door from the landing, double glazed window to the rear, built in wardrobe and a central heating radiator.

### Family Bathroom

4'7" x 9'2" (1.4 x 2.8)

With a door from the landing, WC, wash hand basin set into vanity unit, bath tub with shower over and a shower screen, double glazed window to the rear, recess spot lights and a chrome heated towel rail.

### Garden

With doors leading from the conservatory and utility room, slabbed patio area, artificial lawn, decorative chipping stones, shrubbed borders, door leading to the garage and gated side access.

### Garage

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

With an electric garage door from the front of the property, a door leading from the garden and plug sockets.



Road Map



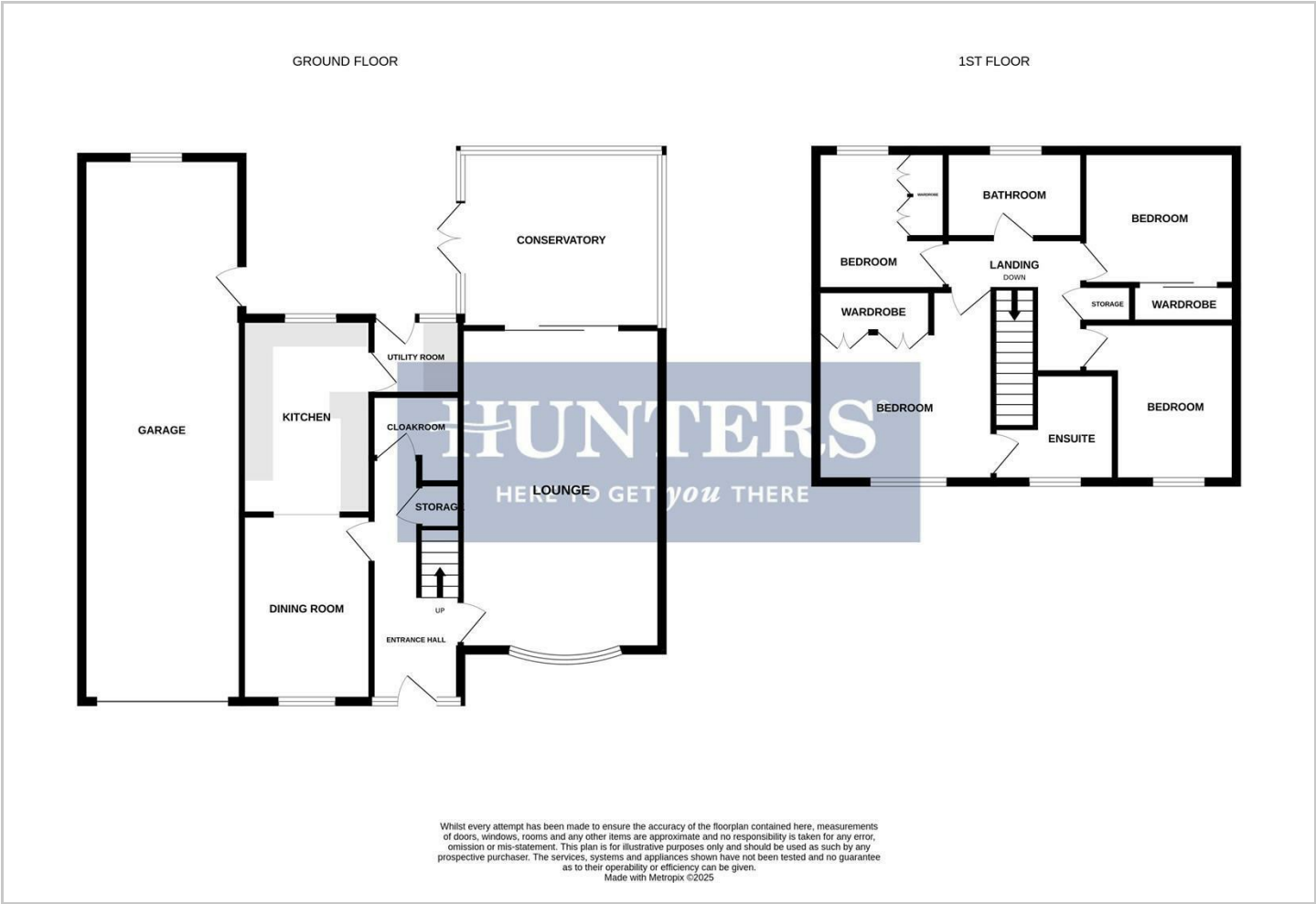
Hybrid Map



Terrain Map



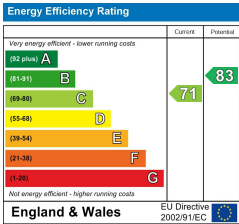
Floor Plan



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.