

HUNTERS[®]

HERE TO GET *you* THERE



Columbus Avenue

Brierley Hill, DY5 1TW

£205,000



Council Tax: C



35 Columbus Avenue

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Front of the Property

The front of the property is accessed off Madison Avenue, with a block paved allocated one parking space and a door leading to the front.

Entrance Hall

With a door from the front, doors to various rooms, stairs leading to the first floor landing, an understairs storage cupboard and a central heating radiator.

Study/ Bedroom Four

6'10" x 7'9" (2.10 x 2.37)

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

Cloakroom

With a door from the entrance hall, a WC, wash hand basin with tiled splashback, tiled flooring, an extractor fan and a central heating radiator.

Kitchen

10'4" x 11'1" (3.15 x 3.40)

With a door from the entrance hall, an opening to the dining area, a fitted kitchen with a range of wall and base units with work surface over and tiled splashback, one and a half stainless steel sink and drainer, an integrated electric oven, gas hob with a stainless steel cooker hood over, plumbing for a washing machine, space for a tumble dryer, a double glazed window to the rear and a central heating radiator.

Dining Area

13'1" x 25'1" (4.00 x 7.66)

With an opening from the kitchen, two double glazed windows to the side and a central heating radiator.

First Floor Landing

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

Lounge

10'9" x 16'8" (maximum) (3.30 x 5.10 (maximum))

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

Bedroom One

11'3" x 10'5" (3.44 x 3.18)

With a door from the first floor landing, mirrored fitted wardrobe, double glazed French doors opening onto a Juliet balcony, a door to the en suite and a central heating radiator.

En Suite

With a door from bedroom one, a double glazed window to the side, a shower cubical with shower attachment, a WC, wash hand basin, part tiled walls and tiled flooring, recess spotlights, an extractor fan and a central heating radiator.

Second Floor Landing

With stairs from the first floor landing, doors to various rooms, loft access, an airing cupboard and a central heating radiator.

Bedroom Two

11'0" x 11'3" (3.36 x 3.44)

With a door from the second floor landing, double glazed windows to the front and side, door leading to the en suite and a central heating radiator.

En Suite

With a door from bedroom two, a shower cubical with shower attachment, a WC, wash hand basin, recess spotlights, an extractor fan, a double glazed window to the side and a central heating radiator.

Bedroom Three

6'10" x 11'4" (maximum) (2.10 x 3.46 (maximum))

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

Bathroom

6'2" x 4'4" (1.90 x 1.33)

With a door from the second floor landing, a bathtub, a WC, wash hand basin, part tiled walls, tiled flooring, a shaving point, recess spotlights, an extractor fan, a double glazed window to the side and a heated towel rail.

Agents Note

Please note the service charge is £406 per annum on this property.



