

HUNTERS[®]

HERE TO GET *you* THERE



New Street

Quarry Bank, Brierley Hill, DY5 2BA



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Offers In The Region Of £220,000



Front of The Property

To the front of the property beyond block paved drive way, gated side access leading to rear garden, storm porch and double glazed door leading to entrance hall.

Entrance Hall

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

Kitchen

11'9" x 4'11" (3.6 x 1.5)

Open from the entrance hall, fitted with a range of matching soft close wall and base units, pantry-style pull-out drawers, worksurfaces with complimentary upstands, one and a half sink and drainer, integrated oven with electric hob, extractor hood with recessed spotlights, plumbing for washing machine, space for tall standing fridge freezer, laminate floor, double glazed window to front and a central heating radiator.

Lounge

14'1" x 10'5" (4.3 x 3.2)

With a door leading from the entrance hall, comfortable space for seating, double glazed french doors leading to conservatory and a central heating radiator.

Conservatory

10'5" x 9'6" (3.2 x 2.9)

With double glazed french doors leading from the lounge, space for dining table, laminate floor, double glazed windows and french doors to garden and a central heating radiator.

Downstairs Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, LVT floor and a central heating radiator.

Landing

With stairs leading from the entrance hall, stairs to upper landing and doors to various rooms.

Bedroom Two

14'1" x 7'2" max (4.3 x 2.2 max)

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

Bedroom Three

14'1" x 7'2" max (4.3 x 2.2 max)

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

Bathroom

With a door leading from the landing, bath with shower over, fitted shower screen, WC, wash hand basin, tiled splashback, part tiled walls, airing cupboard with central heating radiator, recessed spotlights, laminate floor, double glazed window to rear and a chrome heated towel rail.

Upper Landing

With a door leading from the landing, built-in storage/ wardrobes and door to master bedroom.

Master Bedroom

12'1" x 10'2" max (3.7 x 3.1 max)

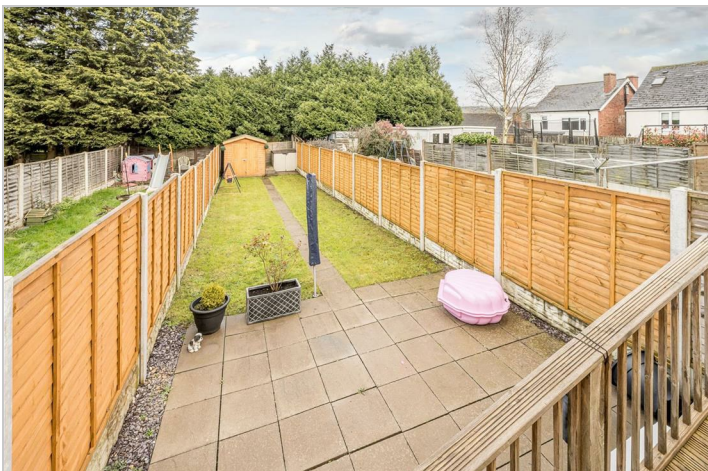
With a door leading from the landing, storage cupboard, double glazed window to front and a central heating radiator.

Ensuite

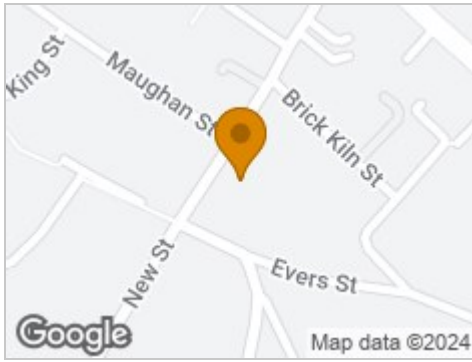
With a door leading from the master bedroom, shower cubicle, WC, wash hand basin, tiled floor, part tiled walls, recessed spotlights, double glazed skylight window and a chrome heated towel rail.

Garden

With double glazed french doors leading from the conservatory to a upper patio seating area with decked ramp to a further patio, well maintained lawn, new garden shed and fence panels and gated side access leading to the front of the property.



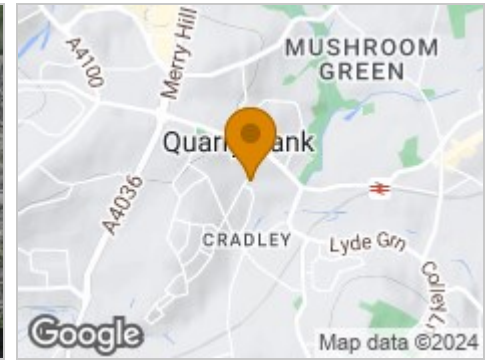
Road Map



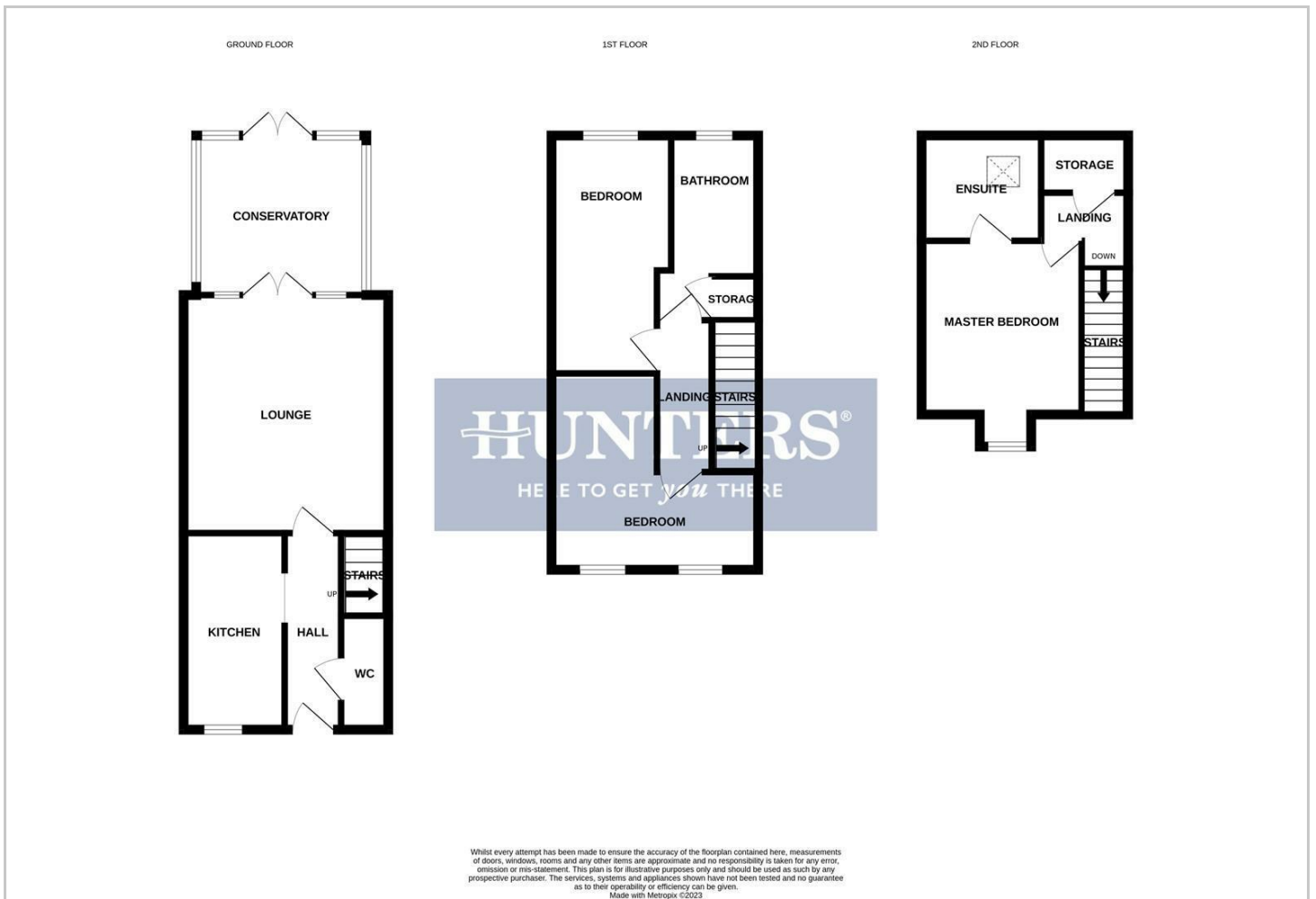
Hybrid Map



Terrain Map



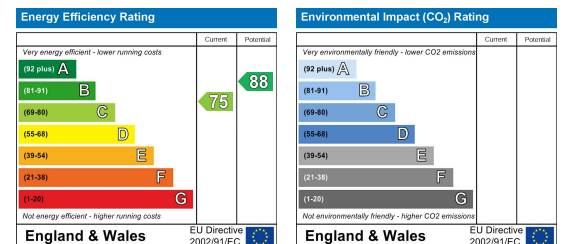
Floor Plan



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.