

HUNTERS[®]

HERE TO GET *you* THERE



Brythill Drive

Brierley Hill, DY5 3LU



Council Tax: C



31 Brythill Drive

Brierley Hill, DY5 3LU

Offers In Excess Of £250,000



Front of the Property

There is an allocated parking space with an EV charging point, side access to rear parking with additional parking space, gated side access, decorative chipping stones and a double glazed door to entrance hallway.

Entrance Hall

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

Kitchen

16'86 x 7'83 (4.88m x 2.13m)

With a door leading from the entrance hall, a range of modern wall and base units, has hob with stainless steel cooker hood above, oven, integrated fridge freezer, washing machine and dishwasher, double glazed window to front and a central heating radiator.

Cloakroom

5'7 x 2'7 (1.70m x 0.79m)

With a door leading from the entrance hall, tiled floor, W/C, hand wash basin with tiled splashback and a central heating radiator.

Lounge

12'39 x 12'9 (3.66m x 3.89m)

With a door leading from the entrance hall, double glazed double doors to garden and a central heating radiator.

First Floor Landing

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

Family Bathroom

6'67 x 6'26 (1.83m x 1.83m)

With a door leading from the first floor landing, W/C, hand wash basin with tiled splashback, bath with shower attachment, shower screen, and a central heating radiator.

Bedroom Two

12'39 x 12'9 (3.66m x 3.89m)

With a door leading from the first floor landing, built in wardrobe with chest of drawers, double glazed window to rear and a central heating radiator.

Bedroom Three / Office

11'06 x 6'26 (3.51m x 1.83m)

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

Second Floor Landing

With stairs leading from the first floor landing, door to bedroom one and a central heating radiator.

Bedroom One

17'98 x 12'96 (5.18m x 3.66m)

With a door leading from the second floor landing, built in wardrobes, storage cupboard, door to ensuite, four double glazed windows to front and a central heating radiator.

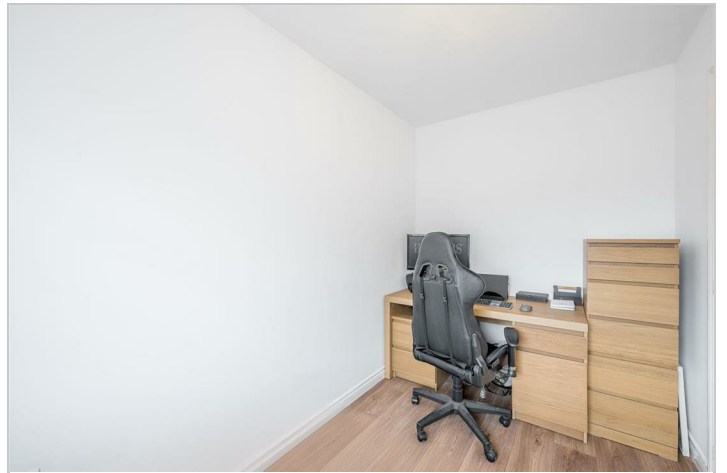
En Suite

10'2 x 9'3 (3.10m x 2.82m)

With a door leading from bedroom one, W/C, hand wash basin, walk in shower with sliding shower screen door, two double glazed windows to front and a central heating radiator.

Garden

With double glazed double doors leading from the lounge, patio, central lawn, decorative chipping stones, garden lights and gated side access.



Road Map



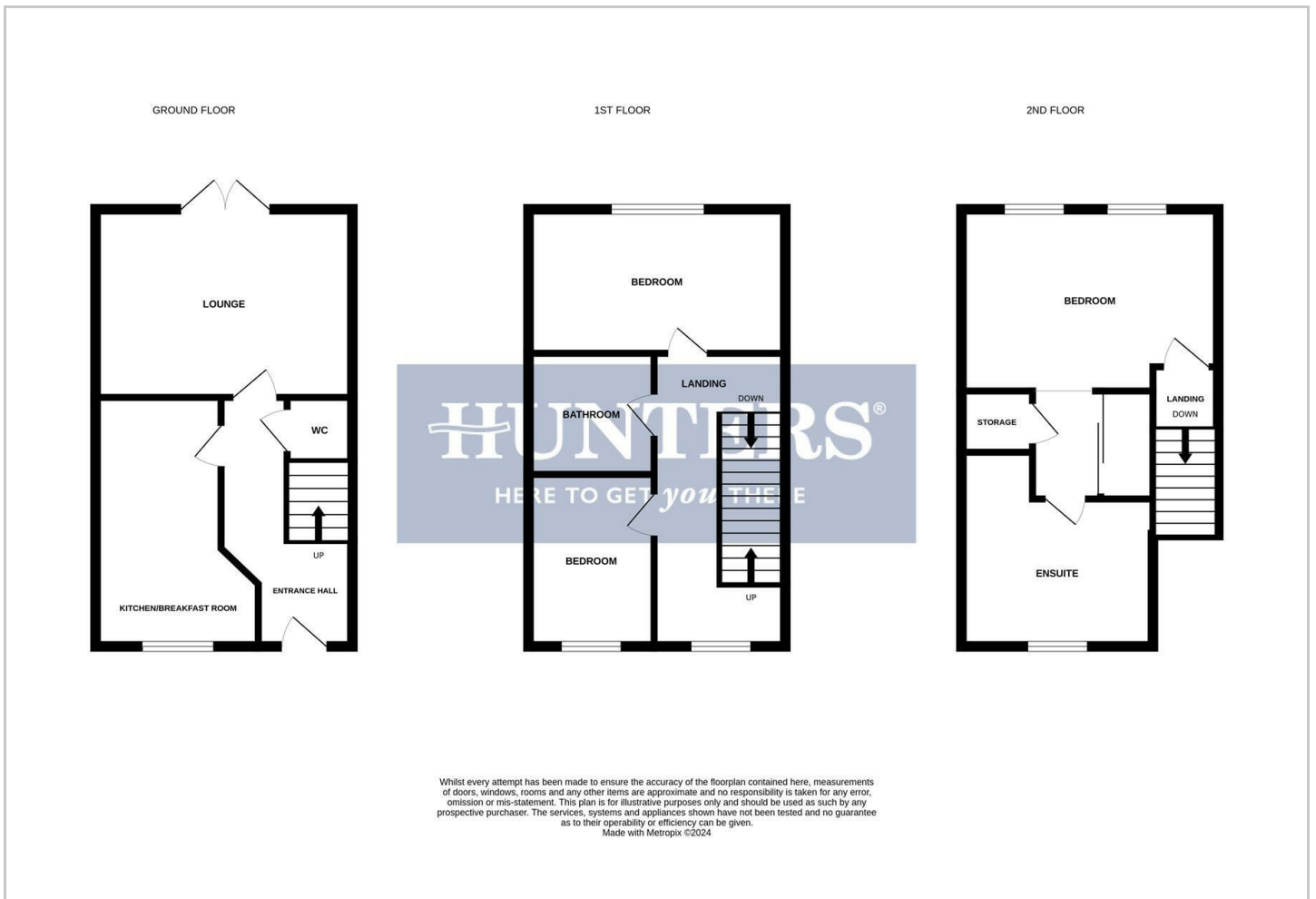
Hybrid Map



Terrain Map



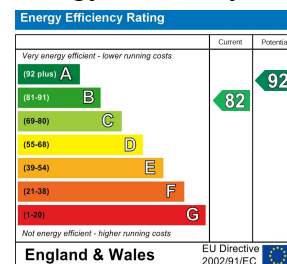
Floor Plan



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.