

# HUNTERS®

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## Gayfield Avenue

Brierley Hill, DY5 2SU



Council Tax: B



# 253 Gayfield Avenue

Brierley Hill, DY5 2SU

£230,000



## The Front of The Property

There is a slab footpath to entry, fronted lawn, gated side access and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, door to lounge, stairs to first floor landing and a central heating radiator.

## Lounge

15'8" x 11'9" (4.8m x 3.6m)

With a door leading from the entrance hall, door to kitchen, under stairs storage cupboard, double glazed window to front and a central heating radiator.

## Kitchen/Breakfast Room

8'2" x 15'8" (2.5m x 4.8m)

With a door leading from the lounge, a range of wall and base units, sink drainer, tiled splashback, breakfast bar with seating, oven, gas hob with stainless steel cooker hood above, plumbing for washing machine and dishwasher, space for American style fridge freezer, double glazed door to conservatory, double doors to garden, and a modern column style radiator.

## Conservatory

11'1" x 7'10" (3.4m x 2.4m)

With a double glazed door leading from the kitchen/breakfast room, patio doors to garden and a column style radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, and loft access.

## Bedroom Three

8'10" x 6'6" (2.7m x 2m)

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

## Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)

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

## Bathroom

7'6" x 9'2" (2.3m x 2.8m)

With a door leading from the landing, W/C, hand wash basin, tiled splashback, shower over bath with waterfall feature, shower screen, storage cupboard, double glazed window to rear and a chrome heated towel rail.

## Bedroom One

11'9" x 9'2" (3.6m x 2.8m)

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

## Garden

With multiple doors leading from the property, slab patio, decorative chipping stones, stairs to rear lawn and gated side access.

## Garage

15'8" x 7'10" (4.8m x 2.4m)



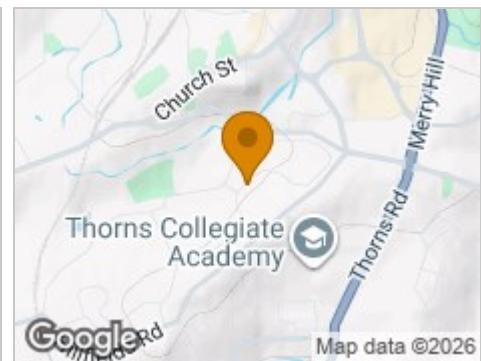
## Road Map



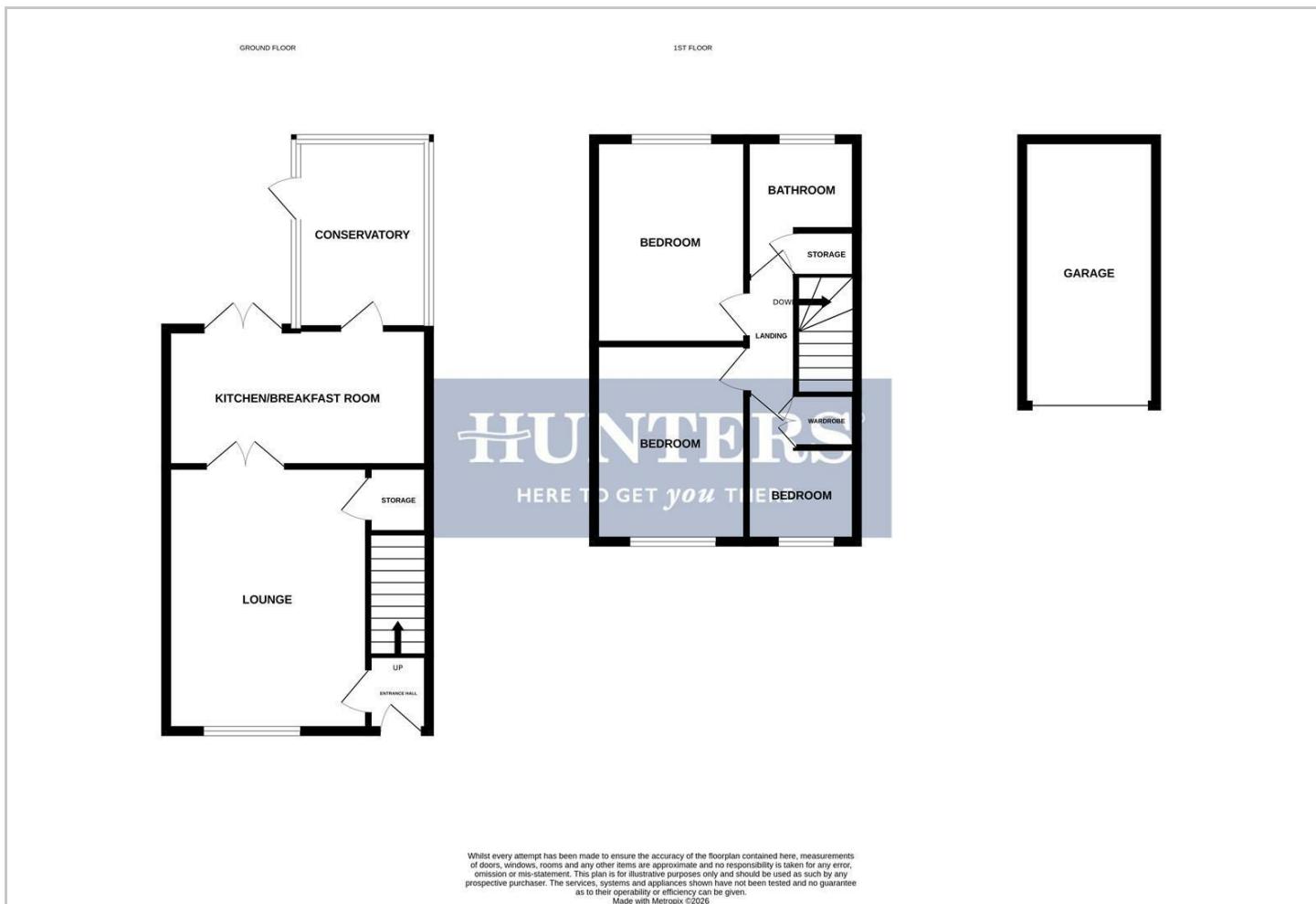
## Hybrid Map



## Terrain Map



## Floor Plan



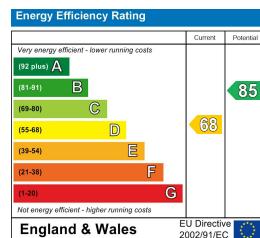
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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## 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.