HUNTERS®

HERE TO GET *you* THERE



Acres Road

Brierley Hill, DY5 2XT

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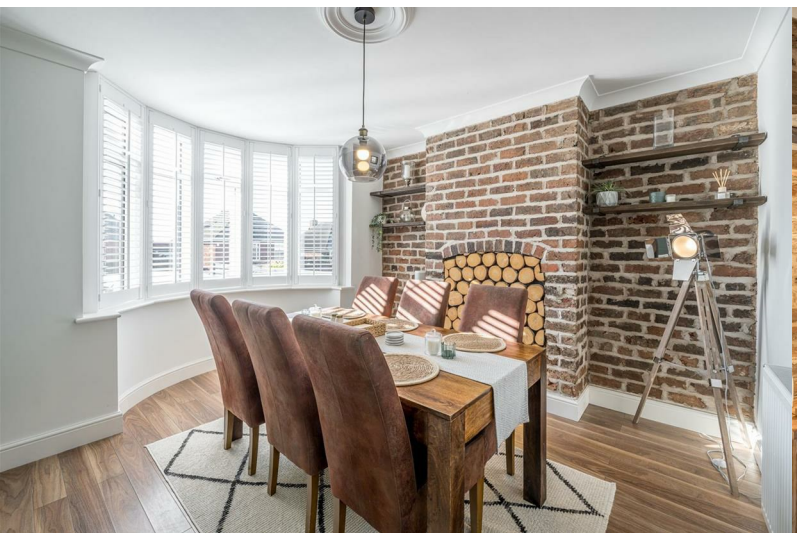




38 Acres Road

Brierley Hill, DY5 2XT

£310,000







Front of Property
To the front of the property there is a chipping stone driveway with double glazed door leading to entrance porch and gate side access leading to rear garden.

Porch
With a double glazed door to front, double glazed window, tiled flooring and door to entrance hall.

Entrance Hallway
With an entry from the porch, doors to various rooms, under stairs storage cupboard, stairs to first floor landing, double glazed window to side, wooden flooring and a central heating radiator.

Dining Room
11 x 11 (3.35m x 3.35m)
With door leading from the entrance hallway, decorative wall panelling, exposed brick wall, wooden flooring, double glazed bay window to front and a central heating radiator.

Lounge
11 x 10 (3.35m x 3.05m)
With door leading from the entrance hallway, carpeted floors, exposed brick wall, fire place and central heating radiator.

Snug
5'57 x (1.52m x)
With entry opening from the lounge, carpeted floors, double glazed window to rear, French doors to garden and central heating radiator.

Kitchen
7'25 x 15'6 (2.13m x 4.72m)
With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, space for fridge freezer, range cooker with stainless steel cooker hood, one and a half stainless steel sink and drainer, double glazed window to rear, tiled floor, recessed spotlights and vertical column central heating radiator.

Cloakroom
With door leading from the entrance hallway, WC, wash hand basin, part tiled walls, tiled flooring, recessed spotlights, double glazed window to side and a central heating radiator.

Landing
With stairs leading from the entrance hall, doors to various rooms double glazed window to side and loft access.

Bedroom One
9 x 10'9 (2.74m x 3.28m)
With a door leading from the first floor landing, double glazed bay window to front, built in fronted wardrobes and a central heating radiator.

Bedroom Two
9'07 x 10'4 (2.92m x 3.15m)
With a door leading from the first floor landing, built in storage, double glazed window to rear and a central heating radiator.

Bedroom Three
6'2 x 6'9 (1.88m x 2.06m)
With a door leading from the first floor landing, double glazed window to front and a central heating radiator.

Bathroom
5'5 x 6'7 (1.65m x 2.01m)
With a door leading from the landing, bath with waterfall shower head and separate shower attachment, shower screen, WC, wash hand basin, recessed spotlights, part tiled walls, double glazed window to rear and a central heating radiator.

Garden
With a double glazed door leading from the kitchen and further patio doors leading from the lounge, this private rear garden has a patio area with steps to lawn, gravelled area to side, summer house with seating, and raised borders to the rear of the garden.









Road Map



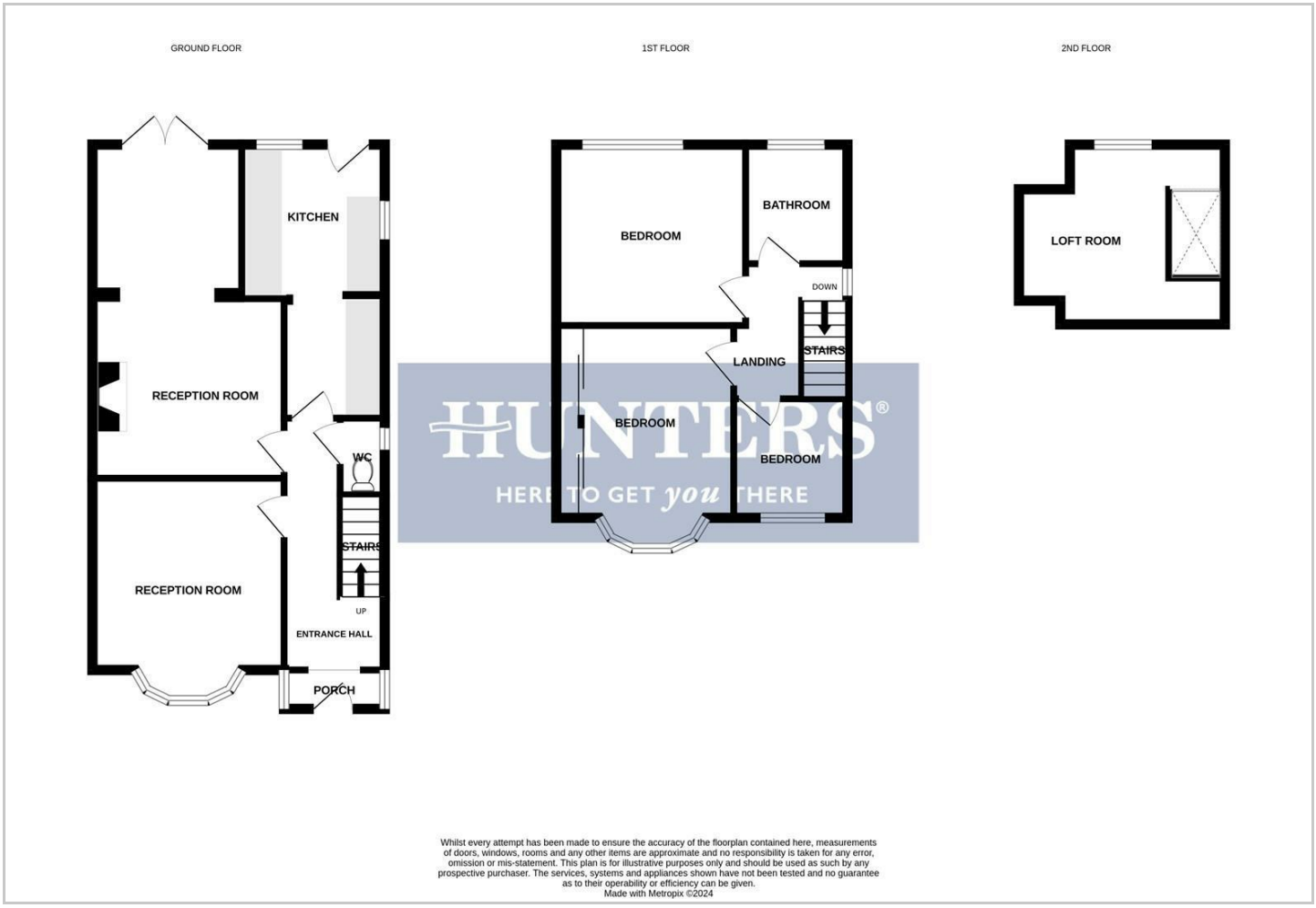
Hybrid Map



Terrain Map



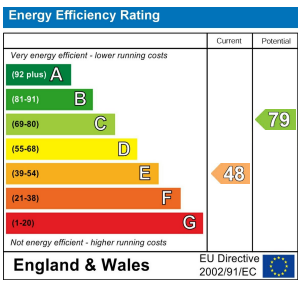
Floor Plan



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.

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