HUNTERS®

HERE TO GET *you* THERE



Westfield Road

Brierley Hill, DY5 2HS

4 2 2

Council Tax: B





22 Westfield Road

Brierley Hill, DY5 2HS

£350,000





The Front of The Property
There is a tarmacadam driveway providing parking for two cars with blocked paving surround, and a double glazed door to dining room.

Dining Room
13'9" x 16'4" (4.2m x 5m)
With a double glazed door leading from the front of the property, doors to various rooms, stairs to first floor landing, under stairs storage cupboard, feature fireplace, bay to front with double glazed windows and a central heating radiator.

Lounge
17'4" x 10'9" (5.3m x 3.3m)
With a door leading from the dining room, feature fireplace, double doors to garden and a central heating radiator.

Kitchen
16'4" x 14'5" (5m x 4.4m)
With a door leading from the dining room, a range of wall and base units, one and a half stainless steel sink drainer, tiled splashback, plumbing for washing machine, space for fridge/freezer, oven, gas hob with stainless steel cooker hood above, door to rear hallway, double glazed door to garden, double glazed window to rear and a central heating radiator.

Cloakroom
With a door leading from the rear hallway, W/C and a hand wash basin.

Office/Study/Bedroom Five
12'1" x 6'2" (3.7m x 1.9m)
With a door leading from the rear hallway, double glazed window to front and a central heating radiator.

Bathroom
With a door leading from the landing, W/C, hand wash basin, tiled splashback, walk in shower with waterfall feature, double glazed window to rear and a chrome heated towel rail.

First Floor Landing
With stairs leading from the dining room, doors to various rooms.

Bedroom Two
10'9" x 9'6" (3.3m x 2.9m)
With a door leading from the landing, built in wardrobes, and bay to front with double glazed windows.

Bedroom Three
10'9" x 9'6" (3.3m x 2.9m)
With a door leading from the landing, built in wardrobes, and double glazed window to rear.

Reading Room
With an opening leading from the landing, door to bedroom four, stairs to bedroom one, double glazed window to front and a central heating radiator.

Bedroom Four
17'8" x 6'2" (5.4m x 1.9m)
With a door leading from the reading room, double glazed window to front/rear and a central heating radiator.

Bedroom One
15'8" x 9'2" (4.8m x 2.8m)
With stairs leading from the reading room, door to en suite, storage in eaves, double glazed window to rear and a central heating radiator.

En Suite
6'10" x 6'2" (2.1m x 1.9m)
With a door leading from bedroom one, W/C, hand wash basin, tiled splashback, shower over bath with waterfall feature, double glazed window to rear and a chrome heated towel rail.

Garden
With various doors leading from the property, slab patio, rear lawn, decorative chipping stones, door to garden storage and door to wooden outdoor workshop.

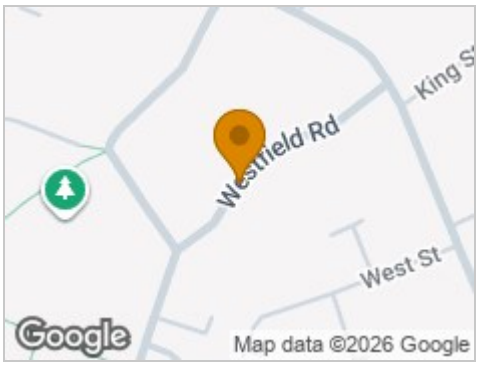
Garden Storage
6'10" x 5'2" (2.1m x 1.6m)
With a door leading from the garden, ample storage and electricity.

Wooden Outdoor Workshop
12'1" x 12'1" (3.7m x 3.7m)
With a door leading from the garden, electricity and workbench.






Road Map



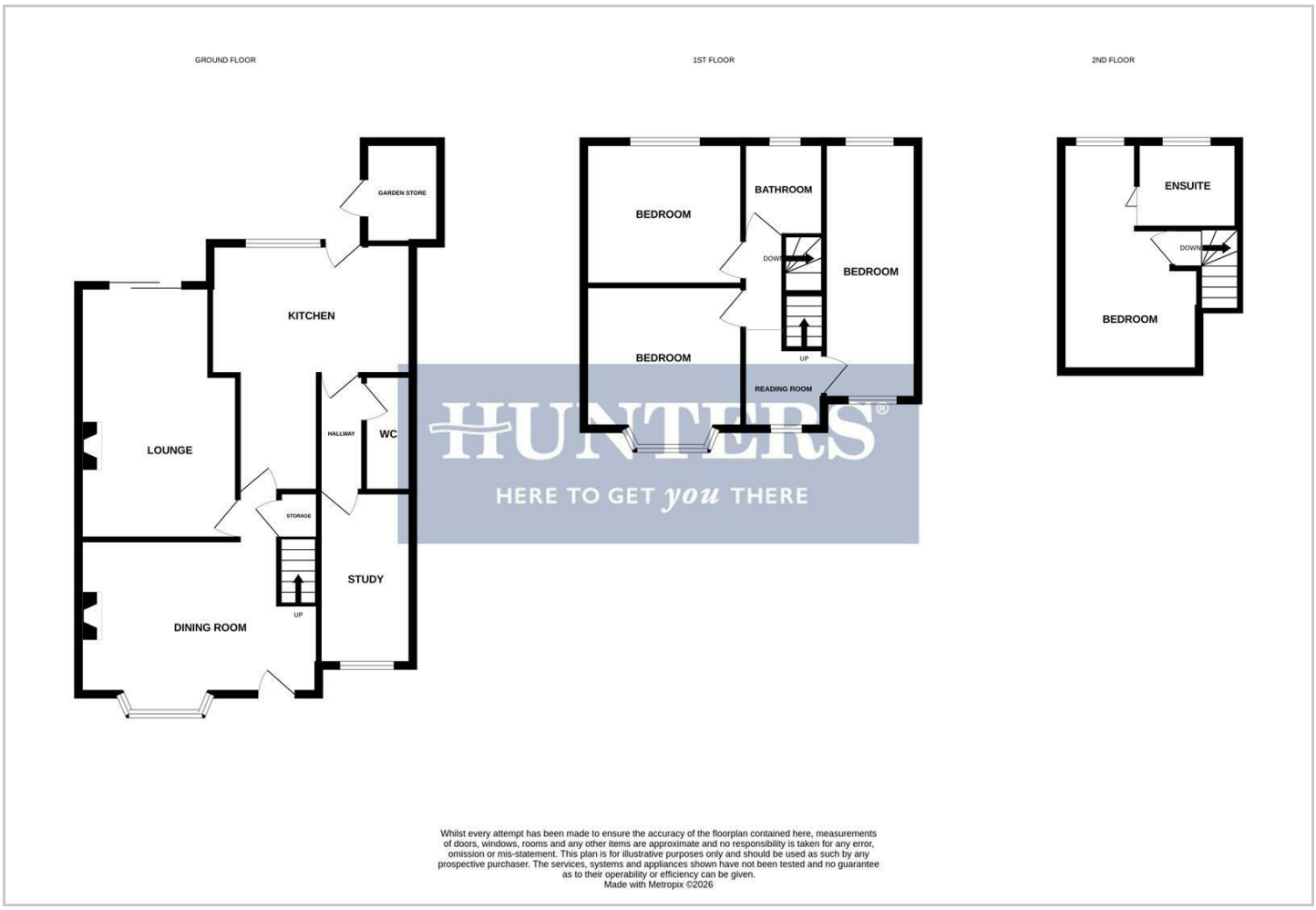
Hybrid Map



Terrain Map



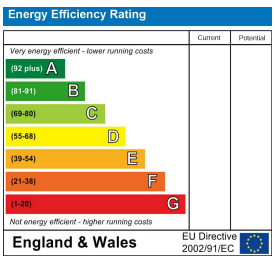
Floor Plan



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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com