

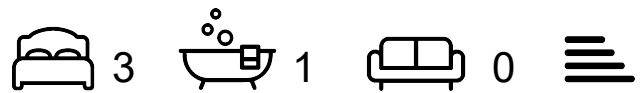
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brockmoor Close

Pedmore, Stourbridge, DY9 0YL



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£325,000



## Front of The Property

To the front of the property there is a tarmac driveway, well maintained lawn, mature shrubs, carport leading to detached garage, gated side access to rear garden and double glazed door to entrance hall.

## Entrance Hall

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

## Lounge

13'9" x 10'9" (4.2 x 3.3)

With a door leading from the entrance hall, space for seating, feature fireplace, marble hearth and electric fire, double glazed window to front and a central heating radiator.

## Kitchen Diner

17'4" x 10'2" (5.3 x 3.1)

With a door leading from the entrance hall, fitted with a range of matching wall and base units, work surface with tiled splashback, stainless steel sink and drainer, integrated oven, gas hob with stainless steel cooker hood over, integrated dishwasher and fridge, two pull-out corner carousel units, plumbing for washing machine, space for dining table, tiled floor, recessed spotlights, double glazed window and patio door to rear and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin, part tiled walls, laminate floor and double glazed window to front.

## Landing

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

## Bedroom One

11'1" x 10'5" (3.4 x 3.2)

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

### Bedroom Two

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

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

### Bedroom Three

11'1" x 8'6" max (3.4 x 2.6 max)

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

### Shower Room

With a door leading from landing, double walk-in shower with a waterfall shower head and separate shower attachment, WC, wash hand basin set into a vanity unit, tiled walls and floor, recessed spotlights, double glazed window to rear and a central heated towel rail.

### Garage

16'4" x 7'10" (5 x 2.4)

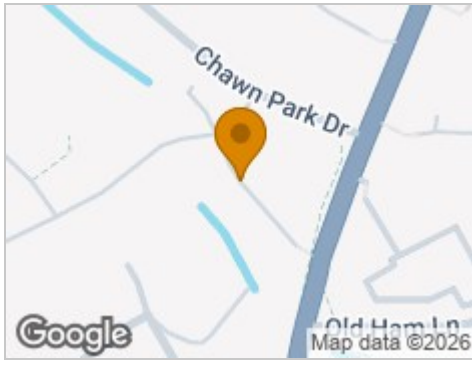
With up and over door to front, door from side, light, power and useful storage space.

### Garden

With double glazed patio door leading from kitchen diner, patio seating area, gated side access to car port and garage, outside tap, steps to lawn, mature shrubs and decorative chipping stones.



## 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.