

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brick Kiln Street

Quarry Bank, Brierley Hill, DY5 2AP

Offers In The Region Of £289,950



Council Tax: C



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## Front of the Property

To the front of the property is a step leading to the front door, to the side of the property is a tarmac driveway with ample parking for several cars.

## Lounge

13'0" x 21'8" (3.98 x 6.61)

With a door from the front, a double glazed window to the front, an understairs storage cupboard, stairs to the first floor, a door to the dining area and a central heating radiator.

## Dining Area

9'8" x 14'2" (2.97 x 4.34)

With a door from the lounge, tiled flooring, a door to the utility, an opening to the kitchen/ breakfast room and a central heating radiator.

## Kitchen/ Breakfast Room

10'2" x 23'0" (3.10 x 7.02)

With an opening from the dining area, a fitted kitchen with a range of wall and base units, solid wood work surfaces with matching splash back, Belfast sink, space for a range cooker, space for a tall fridge/freezer, a double glazed window to the rear, double glazed French doors to the rear, tiled flooring and a central heating radiator.

## Cloakroom

With a door from the kitchen/ breakfast room, a WC, wash hand basin and a double glazed window to the side.

## Utility

9'11" x 7'0" (3.03 x 2.15)

With a door from the dining area, fitted base units, plumbing for a washing machine, space for a tall fridge, wall mounted boiler, double glazed window to the side and a central heating radiator.

## Landing

With stairs from the lounge, doors leading to various rooms, loft access and a double glazed window to the side.

## Bedroom One

9'8" x 14'1" (2.96 x 4.30)

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

### Bedroom Two

13'1" x 8'9" (3.99 x 2.69)

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

### Bedroom Three

9'10" x 8'11" (3.00 x 2.73)

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

### Bathroom

9'10" x 7'1" (3.00 x 2.17)

With a door from the first floor landing, a bathtub with shower over, a WC, wash hand basin, part tiled walls, storage cupboard, double glazed window to the rear and a central heating radiator.

### Rear Garden

With double glazed French doors from the kitchen/ breakfast room to a block paved seating area covered by pergola trellis and path leading to lawn area with shrubbed borders.

### Workshop

16'4" x 10'9" (5.00 x 3.30)

With double doors to the front, two double glazed windows to the side, power and lighting.



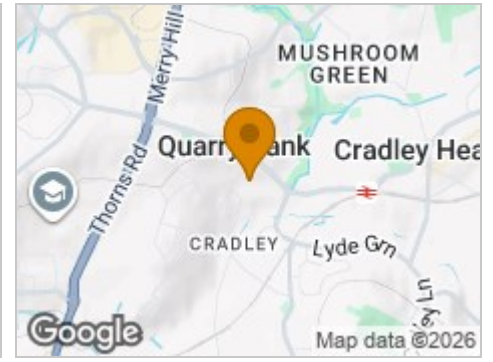
## Road Map



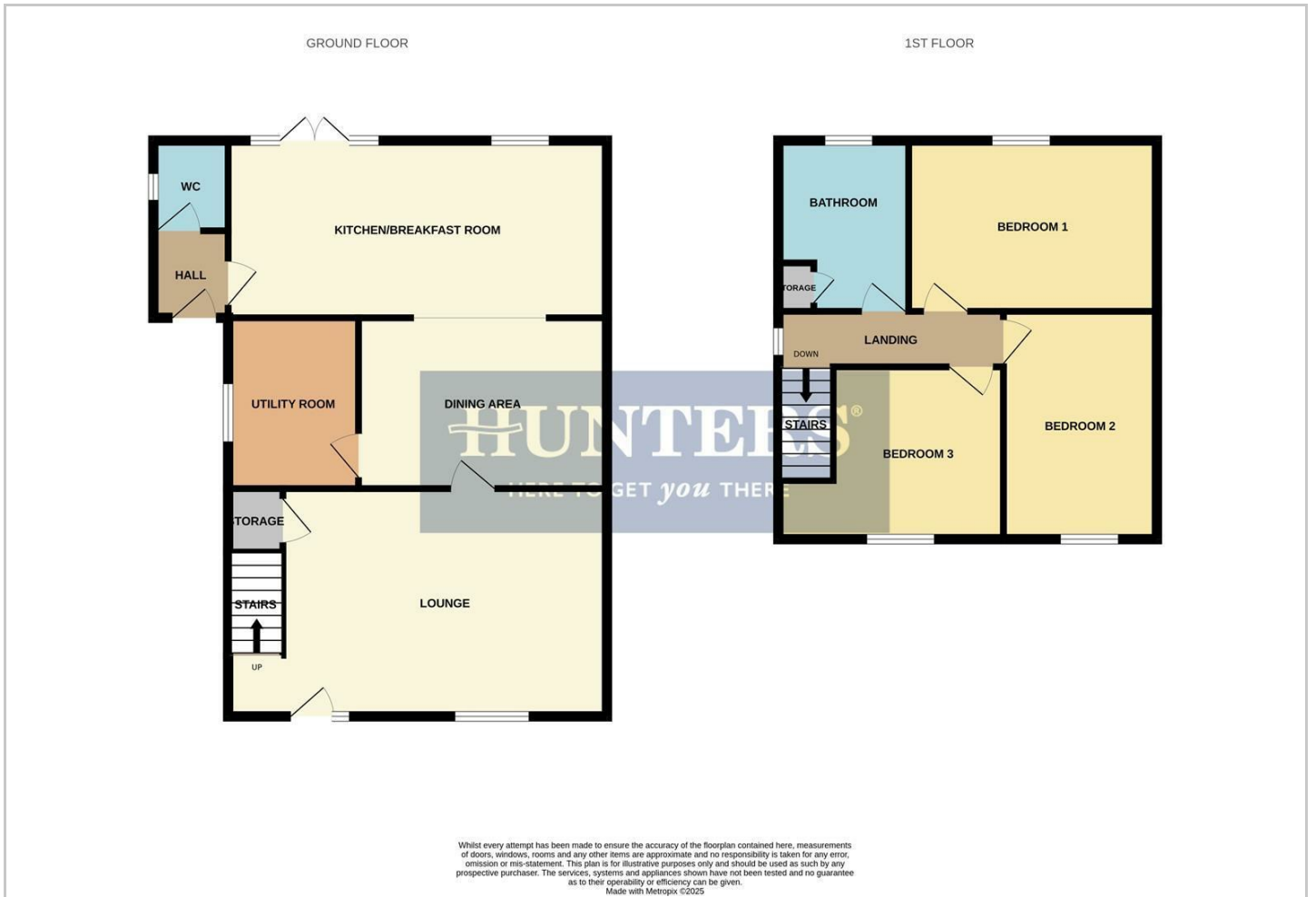
## Hybrid Map



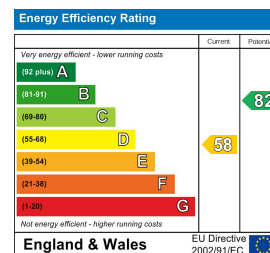
## Terrain Map



## Floor Plan



## Energy Efficiency Graph



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

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.