

# HUNTERS®

HERE TO GET *you* THERE



Westfield Road

Brierley Hill, DY5 2HS



Council Tax: C



# 28 Westfield Road

Brierley Hill, DY5 2HS

£210,000



## The Front of The Property

There is a tarmac driveway, metal door to garage, stairs to entry and a door to entrance hall.

## Entrance Hall

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

## Kitchen

20'11" x 4'11" (6.4m x 1.5m)

With a door leading from the entrance hall, a range of wall and base units, stainless steel sink drainer, tiled splashback, space for gas cooker, under stairs storage cupboard, doors to various rooms, double glazed window to rear and side and a central heating radiator.

## Lounge/Diner

23'11" x 10'9" (7.3m x 3.3m)

With a door leading from the entrance hall, feature fireplace, bay to front with double glazed window, double glazed door to garden, double glazed window to rear and a two central heating radiators.

## Utility

8'10" x 5'6" (2.7m x 1.7m)

With a door leading from the kitchen, base units, plumbing for washing machine, space for fridge/freezer, door to W/C, and double glazed door to garden.

## W/C

3'3" x 6'10" (1m x 2.1m)

With a door leading from the utility, W/C, door to garage and a central heating radiator.

## Garage

16'4" x 8'10" (5m x 2.7m)

## Landing

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

## Bedroom Three

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

### Bedroom Two

10'2" x 9'2" (3.1m x 2.8m)

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

### Bedroom One

12'5" x 8'10" (3.8m x 2.7m)

With a door leading from the landing, built in wardrobes, bay to front with double glazed window and a central heating radiator.

### Family Bathroom

6'10" x 4'11" (2.1m x 1.5m)

With a door leading from the landing, W/C, hand wash basin, tiled splashback, walk in shower, double glazed window to rear and a central heating radiator.

### Garden

With a door leading from the lounge/diner, slab footpath, rear lawn and shrubbed borders.



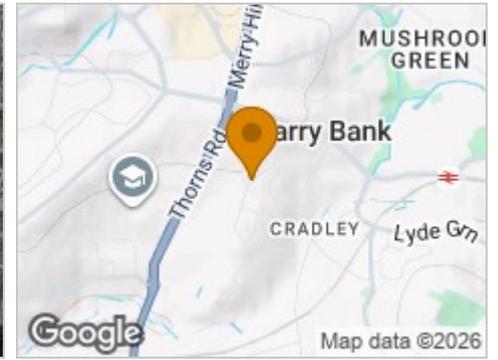
## Road Map



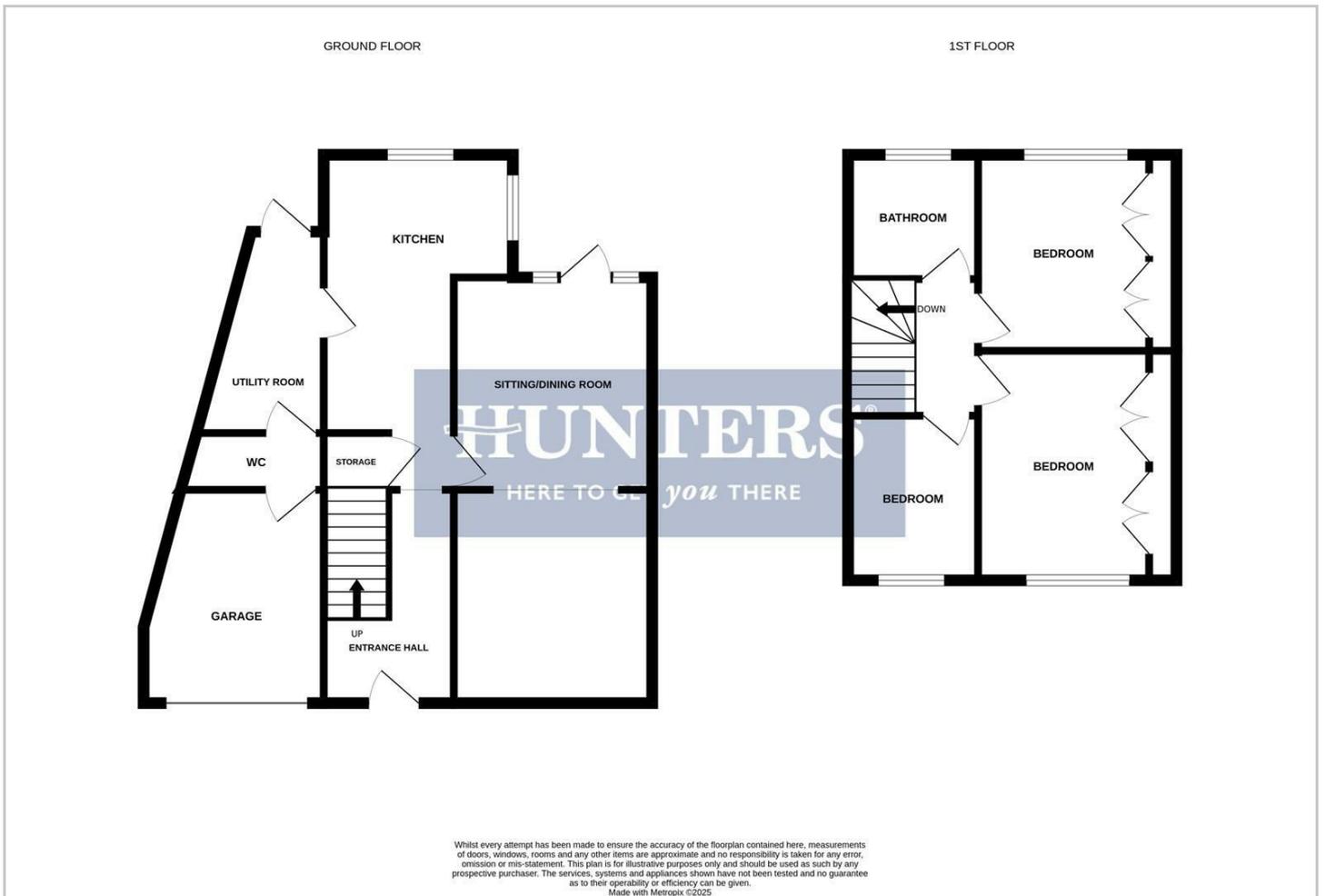
## Hybrid Map



## Terrain Map



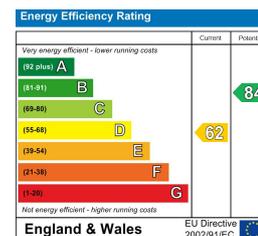
## Floor Plan



## 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.