

HUNTERS[®]

HERE TO GET *you* THERE



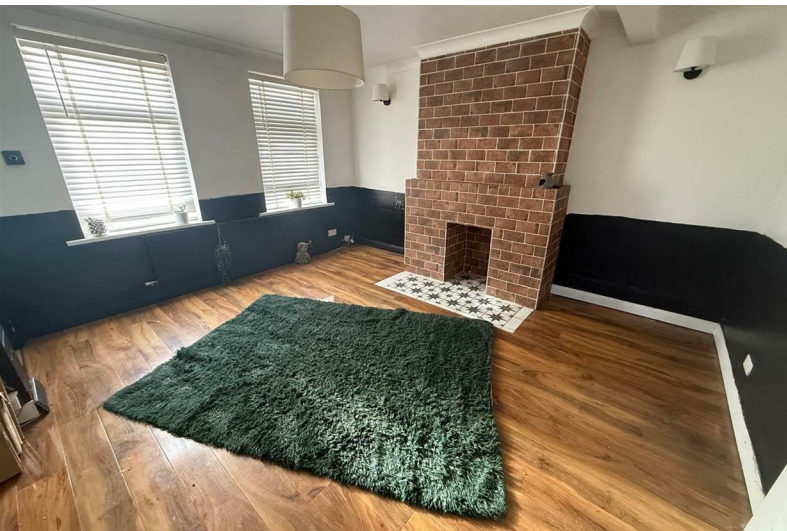
Rookery Park

Brierley Hill, DY5 4LU

£200,000



Council Tax: A



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Front of the Property

To the front of the property is a block paved driveway with gated access, framed lawn, gated side access and a double glazed door leading to the entrance hall.

Entrance Hall

With a double glazed door from the front, stairs to the first floor, opening to lounge and a central heating radiator.

Lounge

13'9" x 13'5" (4.2 x 4.1)

With an opening from the entrance hall, decorative fireplace, sliding door to the kitchen, door to cloakroom, two double glazed windows to the front and a central heating radiator.

Cloakroom

8'2" x 2'7" (2.5 x 0.8)

With a door from the lounge, a WC, wash hand basin with tiled splashback and a column styled radiator.

Kitchen

8'2" x 13'5" (2.5 x 4.1)

With a sliding door from the lounge, a range of fitted wall and base units, tiled splashback, plumbing for washing machine, plumbing for dishwasher, four burner gas hob with a stainless steel cooker hood above, an oven, double glazed window to the rear, double doors to the conservatory and a column styled radiator.

Conservatory

14'9" x 10'9" (4.5 x 3.3)

With double doors from the kitchen and a door leading to the garden.

Landing

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

Bedroom One

12'5" x 9'2" (3.8 x 2.8)

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

Bedroom Two

10'2" x 10'2" (3.1 x 3.1)

With a door from the landing, two double glazed windows to the front and a central heating radiator.

Bedroom Three

8'2" x 7'2" (2.5 x 2.2)

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

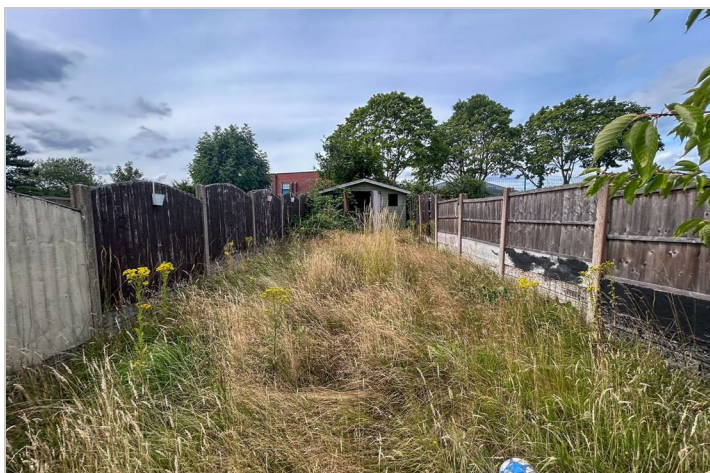
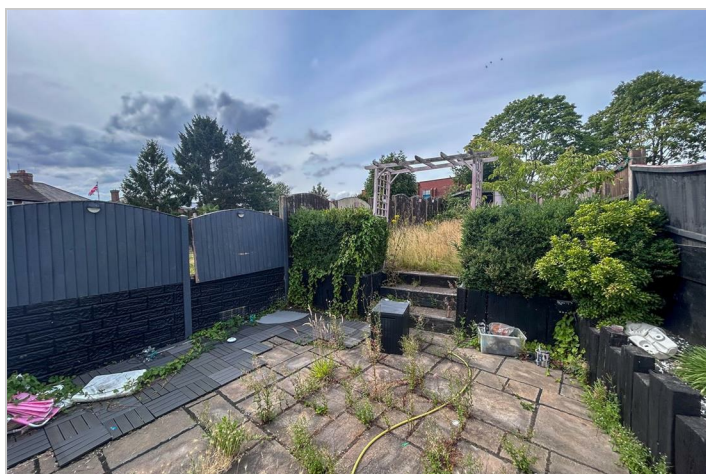
Bathroom

6'2" x 5'10" (1.9 x 1.8)

With a door from the landing, a WC, a wash hand basin set into vanity, bathtub with a shower over with shower screen, double glazed window to the front and a column style radiator.

Garden

With doors from the conservatory, slabbed patio, steps to rear lawn, decorative chipping stone, shrubbed borders and gated side access.



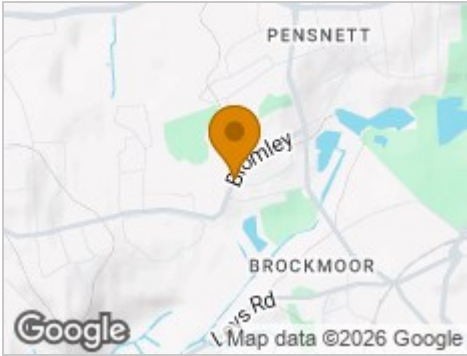
Road Map



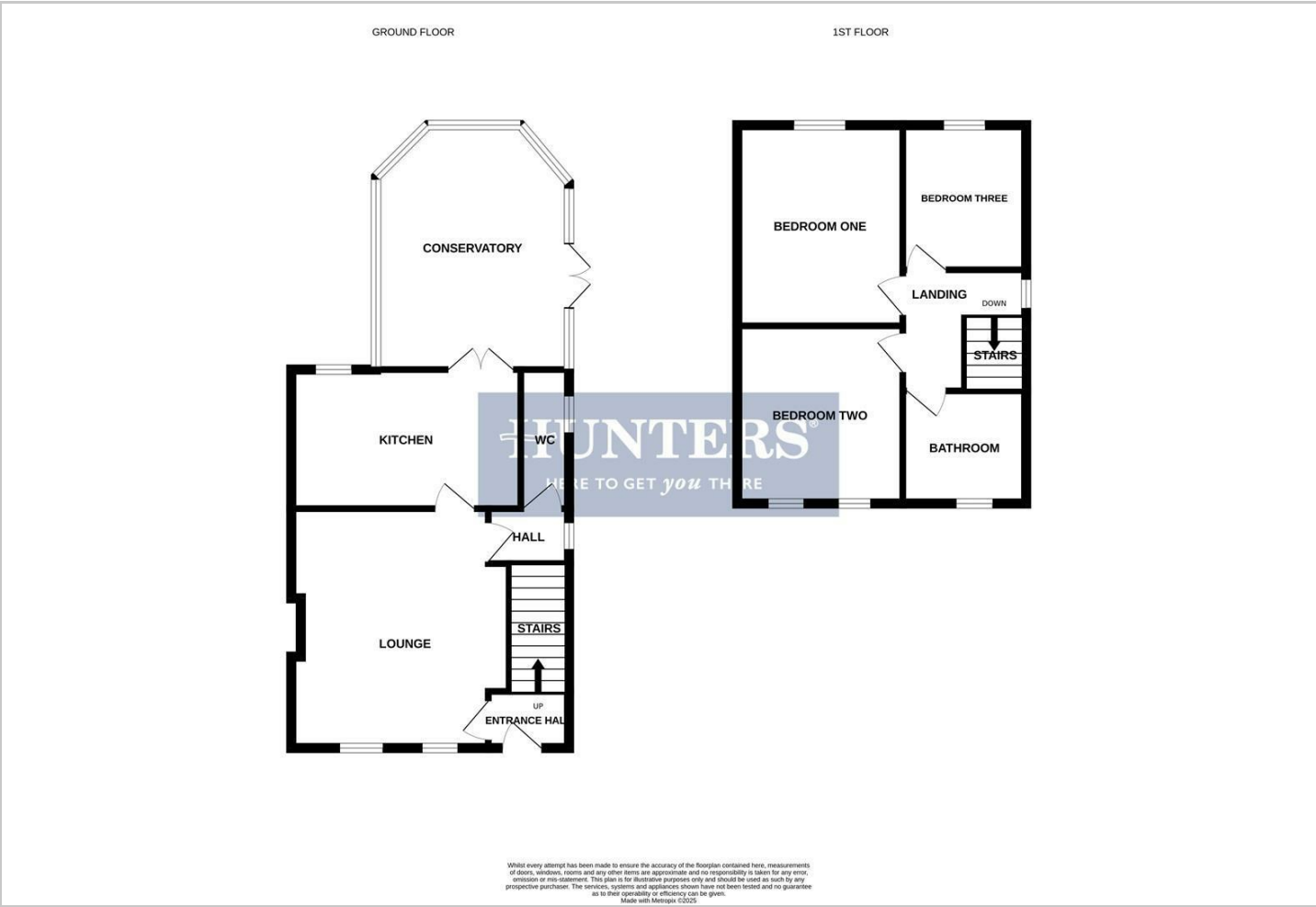
Hybrid Map



Terrain Map

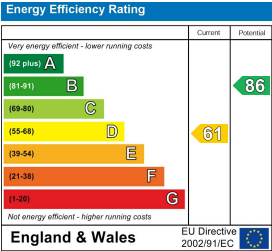


Floor Plan



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.