

# HUNTERS®

HERE TO GET *you* THERE



## Brook Street

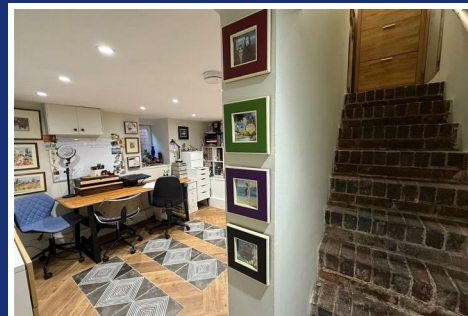
Old Quarter, Stourbridge, DY8 3UX



# Brook Street

Old Quarter, Stourbridge, DY8 3UX

Offers In The Region Of £245,000



## Front of The Property

Beyond dwarf wall with double glazed composite door leading from the front of the property and on street parking.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, tiled entrance, wooden floor and a central heating radiator.

## Dining Room

11'9" x 9'6" (3.6 x 2.9 )

With a door leading from entrance hall, space for dining table, tiled hearth, floating shelves, wooden floor, double glazed bay window to front and a central heating radiator.

## Lounge

12'9" x 11'1" (3.9 x 3.4 )

With a door leading from entrance hall and open to kitchen, feature exposed chimney breast, space for seating, quarry tiled floor, door to cellar and double glazed window to rear.

## Kitchen

10'5" x 8'2" max (3.2 x 2.5 max )

Open from kitchen and door to shower room, fitted with a range of matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer, tiled splashback, integrated oven, electric hob, space for fridge freezer, plumbing for washing machine, feature beam and exposed brick, recessed spotlights, wall mounted central heating boiler, shelving, tiled floor and double glazed window and door to rear garden.

## Downstairs Shower Room

With a door leading from kitchen, open shower cubicle with rail and curtain, waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled floor and part tiled walls, recessed spotlights, extractor, double glazed window to side and rear and a central heating radiator.

## Landing

With stairs leading from entrance hall and doors to bedrooms.

## Bedroom One

12'9" x 10'2" (3.9 x 3.1 )

With a door leading from landing, built-in storage, wooden floor, double glazed window to rear and a central heating radiator.

## Bedroom Two

12'9" x 11'1" (3.9 x 3.4 )

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

## Converted Cellar

With a door and stairs leading from lounge, space for seating and home working, recessed spotlights, double glazed window to front and a central heating radiator.

## Garden

With a double glazed door leading from kitchen to blue brick block paving, garden area and outside tap.



Road Map



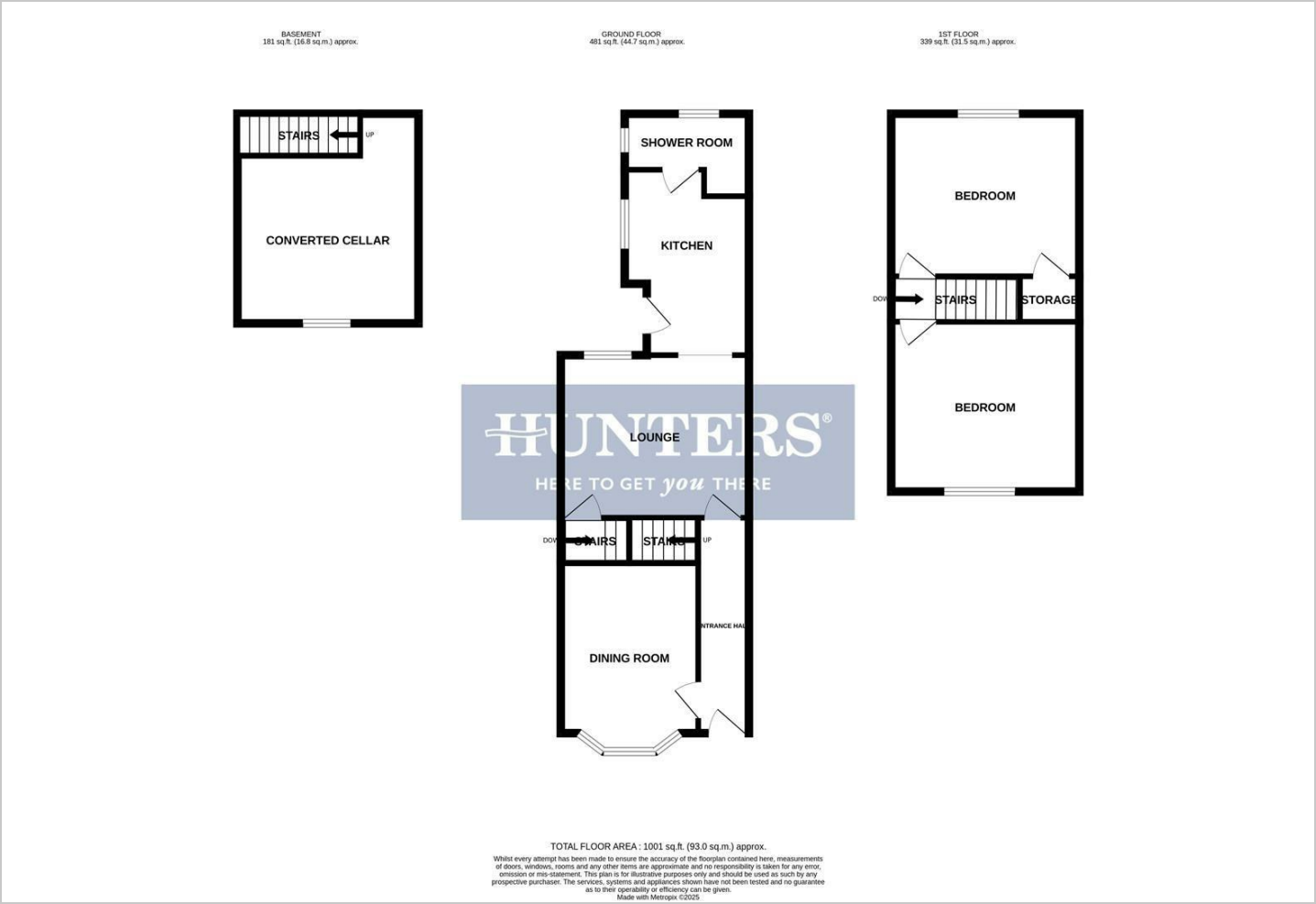
Hybrid Map



Terrain Map



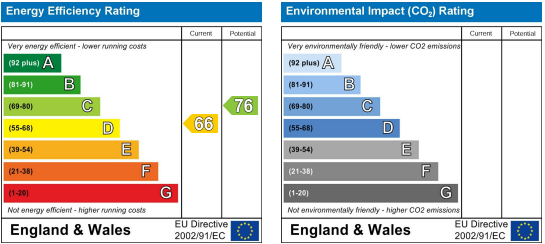
Floor Plan



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.