

57 Stour Hill, Brierley Hill, DY5 2AT



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

****SUPERBLY PRESENTED** **HIGH QUALITY APPOINTMENTS****
A fantastic opportunity to purchase a turn key two bedroom detached property in this most popular of locations; excellent for schools, transport links and all local amenities. The property briefly comprises: entrance hall, open plan lounge/diner, modern refitted kitchen, landing, two double bedrooms and refitted shower room to first floor. The property further benefits from: gas central heating, double glazing, driveway and attractively landscaped rear garden with pleasant rear aspect. **VIEWING HIGHLY RECOMMENDED. EPC: D**

Offers Over £260,000 - Freehold

Hicks Hadley



Entrance Hall

With front door, wooden flooring, stairs to first floor, central heating radiator and door into:

Open Plan Lounge/Diner 21'9 x 13'9 (max) (6.63m x 4.19m (max))

Having two central heating radiators, modern wall mounted electric fire, storage cupboard housing Viessman boiler, double glazed bay window to front elevation and access door into:

Refitted Modern Kitchen 13'2 x 7'3 (max) (4.01m x 2.21m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, AEG induction hob, Bosch extractor over, integrated Bosch oven and grill, plumbing for automatic washing machine, space for dryer, spotlights, loft hatch, splash back tiling, double glazed window to rear elevation and double glazed door on to patio.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 12'2 x 11'10 (max) (3.71m x 3.61m (max))

With central heating radiator, integrated wardrobes and double glazed window to front elevation.

Bedroom Two 9'5 x 7'3 (2.87m x 2.21m)

With central heating radiator and double glazed window to rear elevation.

Refitted Modern Shower Room

Having walk in shower cubicle, vanity wash hand basin, low flush wc, heated towel rail, spotlights and obscured double glazed window to rear elevation

Outside

Front: With paved driveway leading to front door and side access gate.

Rear: With attractive modern paved patio area leading to multi-tiered garden to include lawns, mature shrubbery, decking and pleasant rear aspect.

Agents Note

COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.



All main services are connected (gas/electric/water).

Broadband/mobile coverage- please check on link-
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

