

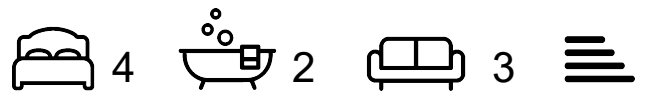
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Breeze

Brierley Hill, DY5 3AG



Council Tax: C



# 29 The Breeze

Brierley Hill, DY5 3AG

£299,950



## Front Of Property

To the front of the property there is a general size tarmac driveway leading to garage, path to front door and gate to the rear garden.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, tiled flooring, stairs to first floor landing, storage cupboard, and column central heating radiator.

## Bedroom Four/Study

9'4" x 6'1" (2.87 x 1.86 )

With a door leading from the entrance hall, tiled flooring, double glazed window to front and a central heating radiator.

## Modern fitted Kitchen Diner

19'9" x 12'10" (6.02 x 3.93 )

With a door leading from the entrance hall, this modern fitted kitchen diner comprises of a range of wall and base units with worksurfaces , sink drainer, induction hob with integrated extraction, two built in ovens, space for tall fridge/freezer, integrated dishwasher, plumbing for washing machine, feature island with breakfast bar, decorative wall panelling, space for dining table and double glazed windows to rear and double glazed french doors to rear, under stairs storage, and a modern vertical style central heating radiator.

## Cloakroom

With a door leading from the entrance hall, W/C, wash basin, tiled splashback, extractor fan and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, stairs to second floor landing and a central heating radiator

## Bedroom One

13'0" x 9'10" (3.97 x 3)

With a door leading from the landing, door to en suite, two double glazed windows to rear and a central heating radiator.

## Ensuite

With a door leading from Bedroom one, this modern fitted ensuite comprises, W/C, hand wash basin, shower cubicle, fully tiled walls, tiled flooring, extractor fan and a heated towel rail.

## Lounge

12'7" x 12'11" (3.85 x 3.95 )

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

## Bedroom Three

12'10" x 8'1" (3.92 x 2.47)

With a door leading from the second floor landing, double glazed skylight to rear and a central heating radiator.

## Family Bathroom

With a door leading from the second floor landing, this modern fitted bathroom suite comprises of W/C, wash hand basin, bath with shower over, fitted glass shower screen, fully tiled walls, tiled flooring, extractor fan and a heated towel rail.

## Loft

12'2" x 11'8" (3.73 x 3.56)

With drop down step ladders from the second floor landing to this useful decorated loft space.

## Garden

With double glazed french doors leading from the kitchen diner to a large patio area with steps leading up to a decking and lawn area. Further decking area to the rear of the garage, door to garage and gate leading to the front driveway.

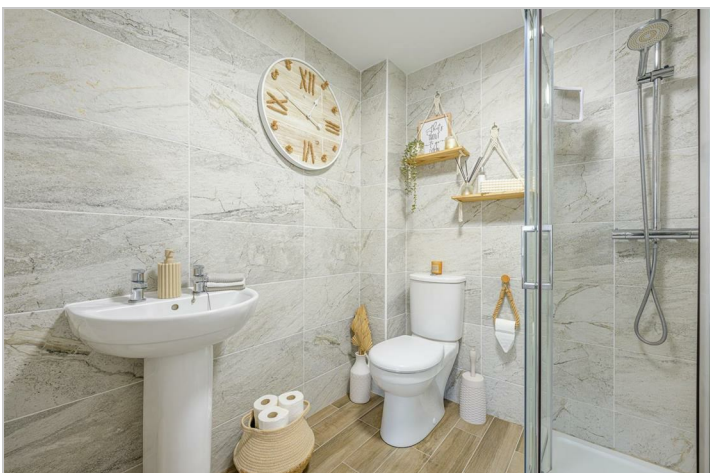
## Garage

17'9" x 8'7" (5.42 x 2.64)

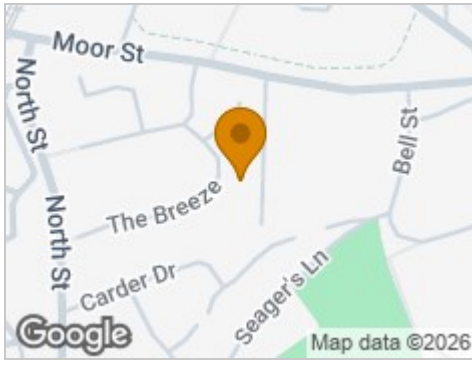
Up and over garage door, double glazed door to side, power and light.

## Second Floor Landing

With stairs leading from the first floor landing, doors to various rooms and loft access



## Road Map



## Hybrid Map



## Terrain Map



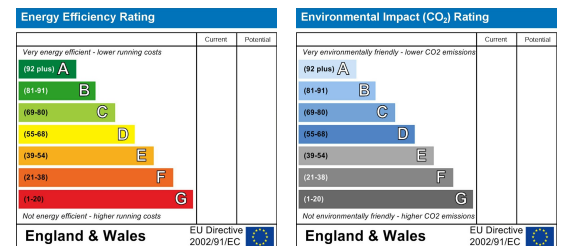
## Floor Plan



## 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.