

# HUNTERS®

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**Brythill Drive**  
Brierley Hill, DY5 3LU



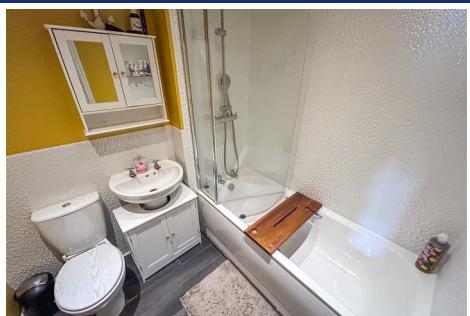
Council Tax: C



# 27 Brythill Drive

Brierley Hill, DY5 3LU

£245,000



## Front of the Property

To the front of the property is a tarmacadam driveway, electric car charging point, decorative railings to the right, slabbed boarders, gated side access and a double glazed front door.

## Entrance Hall

With a double glazed front door, doors to various rooms, stairs leading to the first floor and a central heating radiator.

## Cloakroom

5'6" x 2'7" (1.7 x 0.8)

With a door leading from the entrance hall, a WC, wash hand basin with a tiled splash back and a central heating radiator.

## Lounge

13'1" x 12'9" (4 x 3.9)

With a door leading from the entrance hall, double doors to the garden and a central heating radiator.

## Kitchen

18'0" x 5'10" (5.5 x 1.8)

With a door leading from the entrance hall, a range of wall and base units, stainless steel sink drainer, tiled splashback, four burner gas hob with stainless steel cooker hood above, integrated fridge/freezer and dishwasher, plumbing for washing machine, recessed spotlights, double glazed window to front and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, double glazed window to front and stairs to second floor landing.

## Bedroom Two

12'1" x 12'9" (3.7m x 3.9m)

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

## Family Bathroom

6'6" x 6'2" (2m x 1.9m)

With a door leading from the landing, W/C, hand wash basin, tiled splashback, shower over bath with waterfall feature, shower screen, recessed spotlights and a central heating radiator.

## Bedroom Three

10'9" x 6'2" (3.3m x 1.9m)

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

## Second Floor Landing

With stairs leading from the first floor landing, door to bedroom one and a central heating radiator.

## Bedroom One

18'0" x 12'9" (5.5m x 3.9m)

With a door leading from the landing, built in wardrobe, storage cupboard, door to ensuite, four double glazed skylights to rear and a central heating radiator.

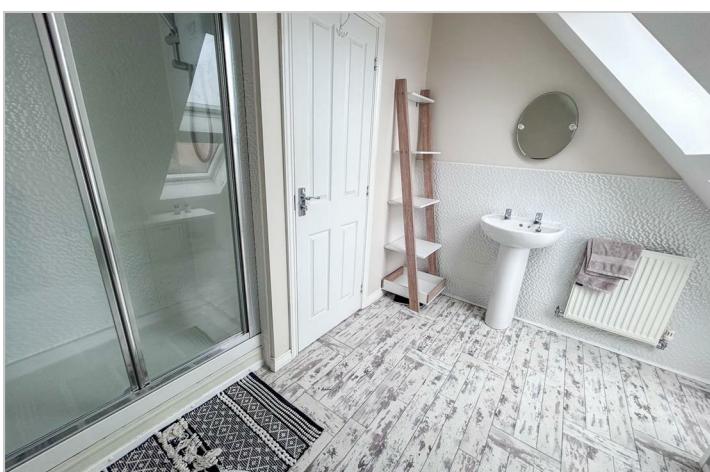
## En Suite

8'2" x 9'2" (2.5m x 2.8m)

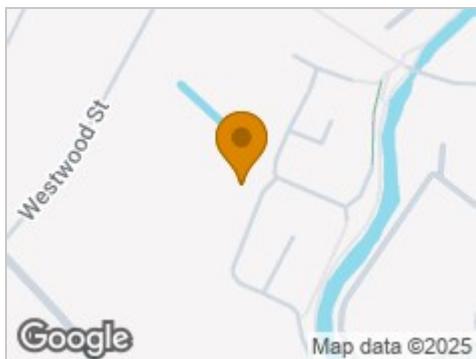
With a door leading from bedroom one, W/C, hand wash basin, tiled splashback, shower unit, recessed spotlights, two double glazed skylights to front and a central heating radiator.

## Garden

With double doors leading from the lounge, slab patio, artificial lawn, decorative chipping stones, wood chippings, and gated side access.



## Road Map



## Hybrid Map



## Terrain Map



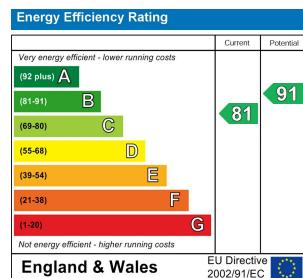
## Floor Plan



## 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.