

# HUNTERS®

HERE TO GET *you* THERE



## Perrott Gardens

Brierley Hill, DY5 3FF



Council Tax: B



# 10 Perrott Gardens

Brierley Hill, DY5 3FF

£220,000



## The Front

There is a concrete print driveway, decorative chipping stones, storm porch, outside storage cupboard, and a double glazed door to entrance hall.

## Entrance Hall

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

## Kitchen

9'2" x 5'10" (2.8m x 1.8m)

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

## Lounge

14'5" x 11'9" (4.4m x 3.6m )

With a door leading from the entrance hall, feature fireplace, double glazed door to garden, double glazed window to rear and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, and loft access.

## Bedroom One

8'6" x 11'9" (2.6m x 3.6m )

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

## Bathroom

6'2" x 5'2" (1.9m x 1.6m)

With a door leading from the landing, W/C, hand wash basin, tiled splashback, shower over bath, and a chrome heated towel rail.

## Bedroom Two

8'2" x 11'9" (2.5m x 3.6m)

With a door leading from the landing, built in wardrobes, double glazed window to front and a central heating radiator.

## Garden

With double glazed doors leading from the lounge, slab patio, decorative chipping stones, rear lawn and gated side access.

## Garage

17'0" x 8'6" (5.2 x 2.6)

With an up and over door to front, double glazed door to side, power and light.



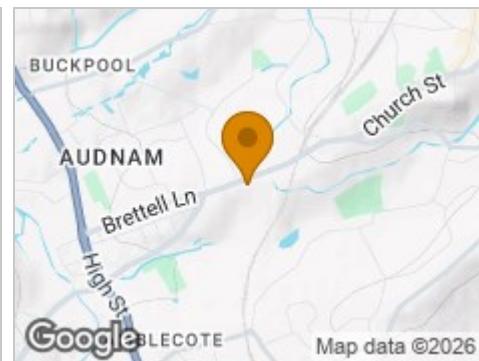
## Road Map



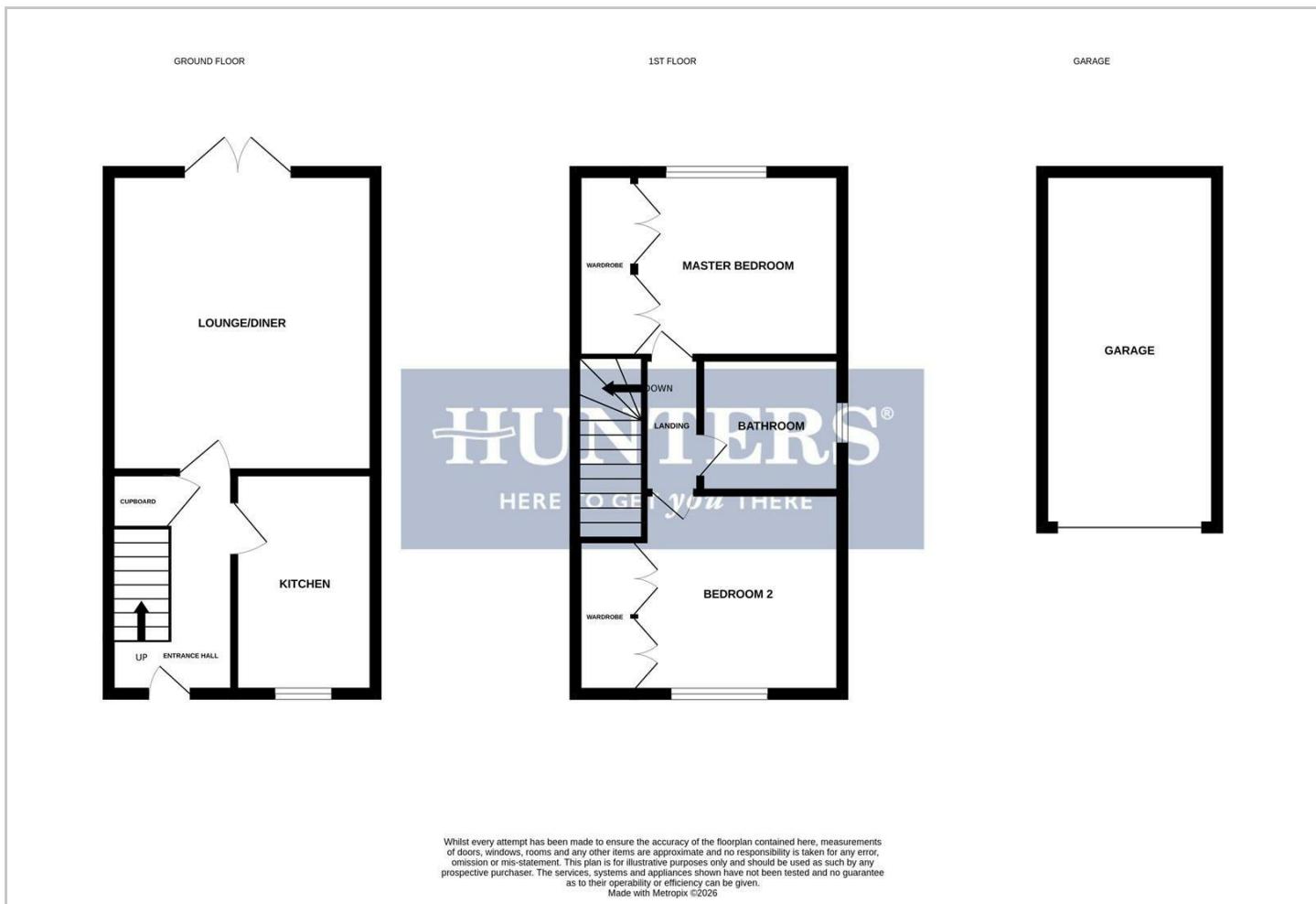
## Hybrid Map



## Terrain Map



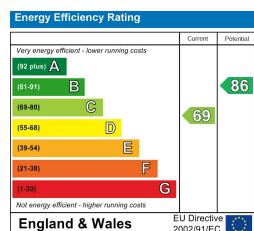
## Floor Plan



## 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.