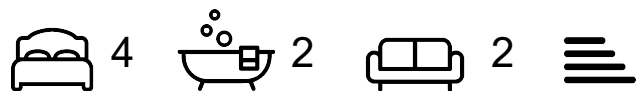




Amblecote Road

Brierley Hill, DY5 2YD

- FOUR BEDROOM SEMI DETACHED PROPERTY
- OFF STREET PARKING WITH EV CHARGING AND ACCESS TO DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS CLOAKROOM
- TRADITIONAL BAY FRONTED HOME
- MUCH IMPROVED AND WELL EXTENDED
- POTENTIAL FOR 5TH BEDROOM IN LOFT CONVERSION
- LOW MAINTENANCE PRIVATE REAR GARDEN
- EPC TBC



Amblecote Road

Brierley Hill, DY5 2YD

£385,000



On the highly sought after Amblecote Road, this four bedroom semi detached home boasts plentiful space perfect for a growing family. Being a much improved and extended example this property is the definition of 'turn key'. In brief the property consists of driveway with parking for multiple cars, double garage, entrance hall, cloakroom, lounge, dining room, and kitchen completing the downstairs. Upstairs we find three double bedrooms, further master bedroom with ensuite and a family bathroom. The top floor provides a converted loft room which offers loads of potential. To the rear is a private well maintained garden which offers gorgeous views. The property is fully completed with gas central heating and double glazing.

Front of the Property

There is a block paved driveway, two up and over doors to the double garage, gated side side access and double glazed door to the entrance hall.

Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, stairs to the first floor and two central heating radiators.

Cloak Room

With a door leading from the entrance hall, wc, wash hand basin set into vanity unit with tiled splashback.

Lounge

22'7" x 10'9" (6.90 x 3.30)

With a door from the entrance hall, feature fireplace, a bay with double glazed windows to the front, double doors to the kitchen and two central heating radiators.

Kitchen

6'6" x 17'8" (2.00 x 5.40)

With a door from the entrance hall, a range of modern wall and base units, double bowl belfast sink and drainer, splashback, space for a range master cooker with a stainless steel cooker hood over, space for american style fridge freezer, integrated dishwasher, integrated bin, recessed spotlights, patio doors to the garden and a central heating radiator.

Dining Room

15'5" x 15'8" (4.70 x 4.80)

With double doors leading from the entrance hall, a door to the garage, double doors leading to the rear garden, opening to the kitchen and two central heating radiators.

Landing

With stairs from the entrance hall, doors to various rooms, stairs to the loft room, a double glazed window to the front, and a central heating radiator.

Bedroom One

13'9" x 12'1" (4.20 x 3.70)

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

En suite

3'7" x 7'2" (1.10 x 2.20)

With a door from bedroom one, wc, wash hand basin set into a vanity unit with tiled splashback, walk in shower with waterfall shower head and sliding screen, a double glazed window to the side and a central heated towel rail.

Bedroom Two

10'9" x 11'1" (3.30 x 3.40)

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

Bedroom Three

11'1" x 10'9" (3.40 x 3.30)

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

Bedroom Four

9'6" x 12'1" (2.90 x 3.70)

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

Bathroom

13'5" x 6'2" (4.10 x 1.90)

With a door from the landing, wc, wash hand basin set into a vanity unit with splashback, walk in shower with waterfall shower head and screen, feature freestanding bath, a double glazed window to the rear, recessed spot lights and a modern column radiator.

Loft Room

11'5" x 24'11" (3.50 x 7.60)

With stairs from the landing, eaves storage and a double glazed window to the rear.

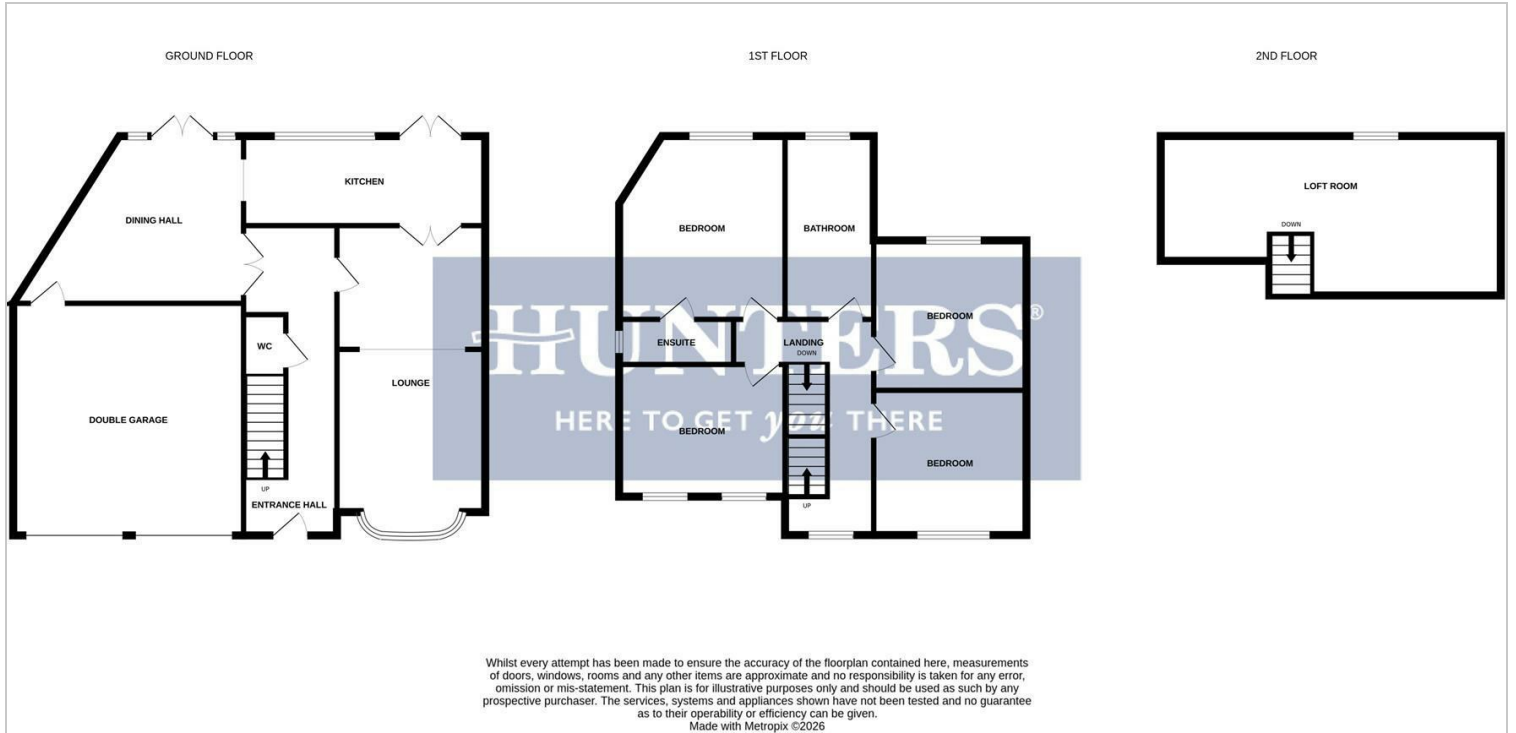
Garden

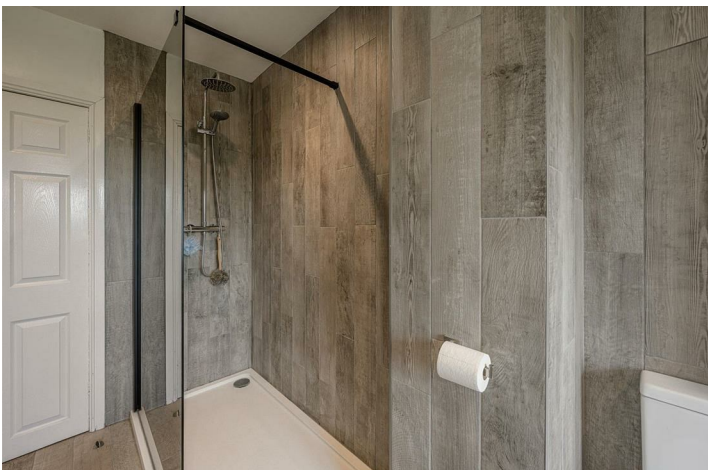
With double doors from the dining room, slab patio, steps to rear lawn, shrub borders and gated side access.

Garage

With a door from the dining room, a range of wall and base units, one and a half sink and drainer and plumbing for a washing machine.


Floorplan





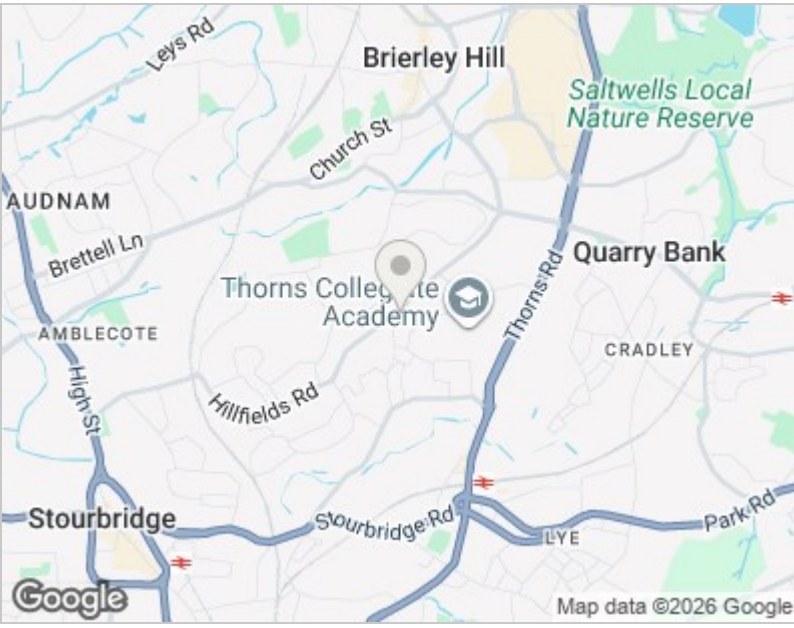


Energy Efficiency Graph

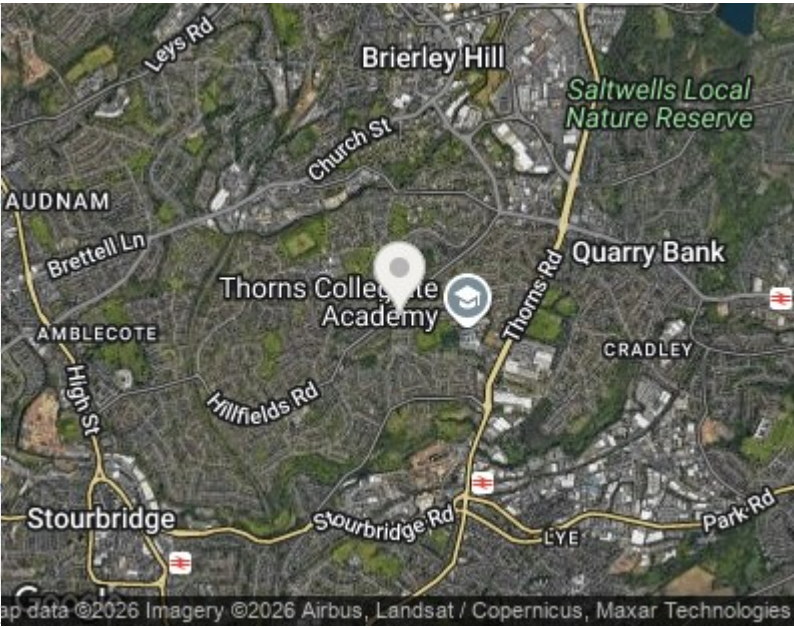
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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