HUNTERS®

HERE TO GET *you* THERE



Mallard Close

Brierley Hill, DY5 2RE

3 1 1

Council Tax: D





16 Mallard Close

Brierley Hill, DY5 2RE

£360,000





The Front of The Property
There is a chipping stone drive, gate access to further tarmacadam drive, EV charging point, up and over door to garage, gated side access 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, under stairs storage cupboard with plumbing for washing machine, and a matte central heating radiator.

Cloakroom
With a door leading from the entrance hall, W/C, hand wash basin into vanity unit, tiled splashback, double glazed window to front and a matte central heating radiator.

Lounge
15'8" x 10'2" (4.8m x 3.1m)
With a door leading from the entrance hall, media wall with feature fireplace, double glazed window to front and a matte central heating radiator.

Kitchen
16'0" x 11'5" (4.9m x 3.5m)
With a door leading from the entrance hall, a range of modern wall and base units, sink drainer with instant hot water tap, quartz work tops and splashback, integrated dishwasher, and fridge/freezer, triple oven with integral microwave, induction hob with ventilation above, breakfast bar, recessed spotlights, bifold doors to garden, double glazed window to rear and a matte central heating radiator.

Landing
With stairs leading from the entrance hall, doors to various rooms, storage cupboard, loft access and a double glazed window to side.

Bedroom Three
8'6" x 7'10" (2.6m x 2.4m)
With a door leading from the landing, double glazed window to rear and a matte central heating radiator.

Bedroom Two
11'9" x 8'2" (3.6m x 2.5m)
With a door leading from the landing, double glazed window to rear and and a matte central heating radiator.

Bathroom
With a door leading from the landing, W/C, hand wash basin into vanity unit, tiled splashback, walk in shower with shower screen and waterfall feature, double glazed window to side and a matte heated towel rail.

Bedroom One
12'9" x 10'5" (3.9m x 3.2m)
With a door leading from the landing, built in wardrobes, double glazed window to front and a matte central heating radiator.

Garden
With bifold doors leading from the lounge, slab patio, rear lawn, double glazed door to garage and gated side access.

Garage
8'6" x 7'6" (2.6m x 2.3m)
With an up and over door leading from the front of the property, door to office and a double glazed door to garden.

Home Office
7'6" x 7'6" (2.3m x 2.3m)
With a door leading from the garage, a double glazed window to side.









Road Map



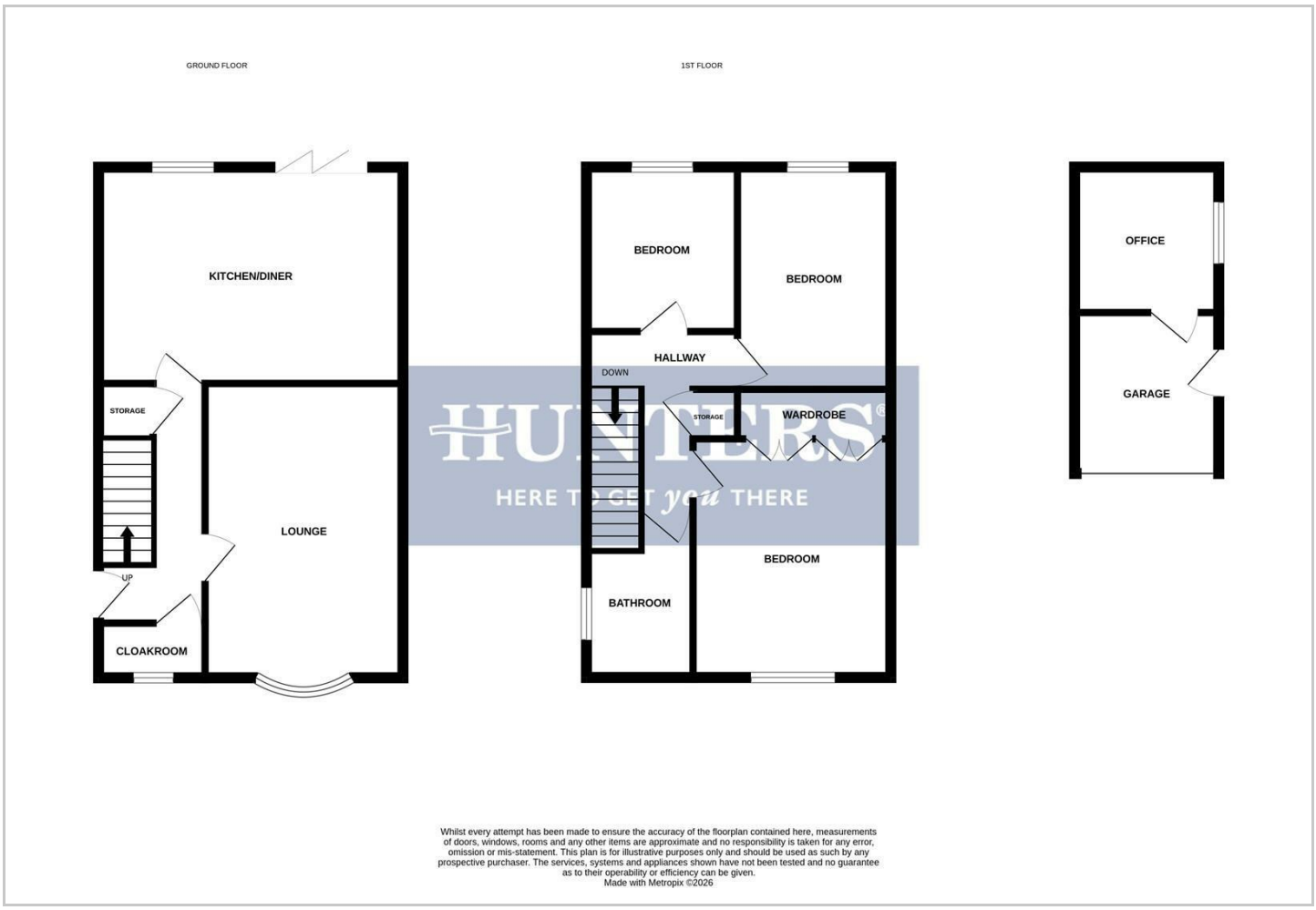
Hybrid Map



Terrain Map



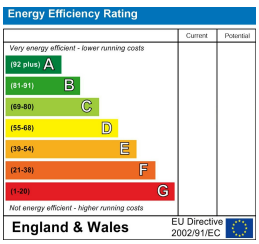
Floor Plan



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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com