

HUNTERS®

HERE TO GET *you* THERE



Columbus Avenue

Brierley Hill, DY5 1TW

£195,000



Council Tax: C



35 Columbus Avenue

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£195,000



Front of the Property

The front of the property is accessed off Madison Avenue, with a block paved allocated one parking space and a door leading to the front.

Entrance Hall

With a door from the front, doors to various rooms, stairs leading to the first floor landing, an understairs storage cupboard and a central heating radiator.

Study/ Bedroom Four

6'10" x 7'9" (2.10 x 2.37)

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

Cloakroom

With a door from the entrance hall, a WC, wash hand basin with tiled splashback, tiled flooring, an extractor fan and a central heating radiator.

Kitchen

10'4" x 11'1" (3.15 x 3.40)

With a door from the entrance hall, an opening to the dining area, a fitted kitchen with a range of wall and base units with work surface over and tiled splashback, one and a half stainless steel sink and drainer, an integrated electric oven, gas hob with a stainless steel cooker hood over, plumbing for a washing machine, space for a tumble dryer, a double glazed window to the rear and a central heating radiator.

Dining Area

13'1" x 25'1" (4.00 x 7.66)

With an opening from the kitchen, two double glazed windows to the side and a central heating radiator.

First Floor Landing

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

Lounge

10'9" x 16'8" (maximum) (3.30 x 5.10 (maximum))

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

Bedroom One

11'3" x 10'5" (3.44 x 3.18)

With a door from the first floor landing, mirrored fitted wardrobe, double glazed French doors opening onto a Juliet balcony, a door to the en suite and a central heating radiator.

En Suite

With a door from bedroom one, a double glazed window to the side, a shower cubical with shower attachment, a WC, wash hand basin, part tiled walls and tiled flooring, recess spotlights, an extractor fan and a central heating radiator.

Second Floor Landing

With stairs from the first floor landing, doors to various rooms, loft access, an airing cupboard and a central heating radiator.

Bedroom Two

11'0" x 11'3" (3.36 x 3.44)

With a door from the second floor landing, double glazed windows to the front and side, door leading to the en suite and a central heating radiator.

En Suite

With a door from bedroom two, a shower cubical with shower attachment, a WC, wash hand basin, recess spotlights, an extractor fan, a double glazed window to the side and a central heating radiator.

Bedroom Three

6'10" x 11'4" (maximum) (2.10 x 3.46 (maximum))

With a door from the second floor landing, mirrored fitted wardrobes, double glazed window to the rear and a central heating radiator.

Bathroom

6'2" x 4'4" (1.90 x 1.33)

With a door from the second floor landing, a bathtub, a WC, wash hand basin, part tiled walls, tiled flooring, a shaving point, recess spotlights, an extractor fan, a double glazed window to the side and a heated towel rail.

Agents Note

Please note the service charge is £406 per annum on this property.



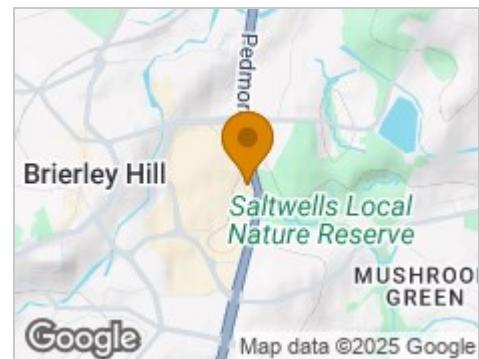
Road Map



Hybrid Map



Terrain Map



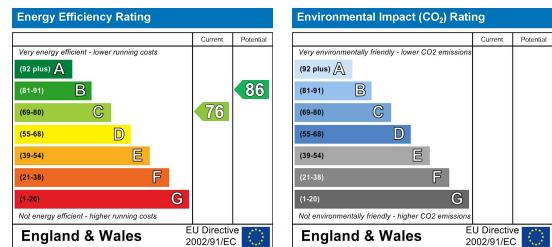
Floor Plan



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.