

# HUNTERS®

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## Fitzgerald Place

Brierley Hill, DY5 2SZ



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Offers In Excess Of £275,000



## Front of The Property

To the front of the property there is a block paved driveway, canopy with recessed spotlights, electric roller shutter door and double glazed composite door to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to lounge and a central heating radiator.

## Lounge

13'1" x 10'2" (4 x 3.1 )

With doors leading from entrance hall and kitchen diner, decorative panelling, space for seating, double glazed bow window to front and a central heating radiator.

## Kitchen Diner

13'1" x 7'10" (4 x 2.4 )

With doors leading from various rooms, fitted with a range of matching wall and base units, worksurfaces over with tiled splashback, one and a half sink and drainer, integrated fridge freezer, space for cooker with stainless steel cooker hood over, space for dishwasher, storage cupboard, tiled floor, double glazed window to rear and a central heating radiator.

## Conservatory

11'9" x 11'5" (3.6 x 3.5 )

With a door leading from kitchen diner, decorative panelling, space for seating or dining, laminate floor, double glazed windows and french doors to rear garden and a central heating radiator.

## Utility

With doors leading from kitchen diner and WC, wall unit with worktop underneath, plumbing for washing machine, space for other low-level appliance, tiled floor, double glazed window and door to rear garden and a central heating radiator.

## WC

With a door leading from utility, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, extractor and a chrome central heated towel rail.

## Garage/ Store

With a door leading from utility, storage space, light, power and electric roller shutter door to front.

## Landing

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

## Bedroom One

11'1" x 10'2" (3.4 x 3.1)

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

## Bedroom Two

19'0" x 6'2" (5.8 x 1.9)

With a door leading from landing, two double glazed windows to front and rear and two central heating radiators.

## Bedroom Three

9'10" x 6'10" (3 x 2.1)

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

## Bathroom

With a door leading from landing, bath with waterfall shower head and separate shower attachment, fitted shower screen, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, double glazed window to rear and a chrome central heating towel rail.

## Garden

With double glazed doors leading from conservatory and utility to a patio seating area, steps up to well maintained lawn and decorative chipping stones.



## Road Map



## Hybrid Map



## Terrain Map



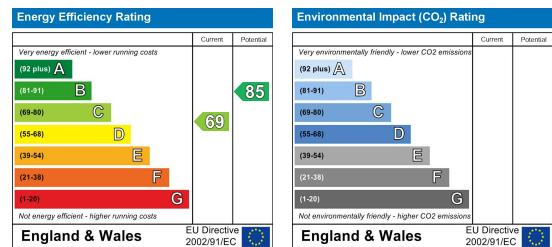
## Floor Plan



## 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.