

# HUNTERS®

HERE TO GET *you* THERE



## Brook Street

Wall Heath, DY6 0JH



Council Tax: C





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£300,000



## Front of the Property

To the front of the property there is a block paved driveway, gated side access, up and over door to the garage and a door leading to the hall.

## Entrance Hall

With a double glazed door leading from the front of the property, open to the dining hall and a door to the WC.

## WC

With a door leading from the hall, WC, wash hand basin and a double glazed window to the front.

## Dining Hall

11'1" x 7'10" (3.4 x 2.4)

Opening from the entrance hall and having stairs to the first floor, double doors to the kitchen, useful storage cupboard and a central heating radiator.

## Lounge

17'0" x 11'1" (5.2 x 3.4)

With double doors leading from the hall, electric fire, door to the kitchen breakfast room, double glazed sliding door to the rear and a central heating radiator.

## Kitchen Breakfast Room

15'1" x 7'10" (4.6 x 2.4)

With a door leading from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, space for a cooker, integrated fridge and dishwasher, double glazed door to the side, double glazed window to the rear, tiled flooring and a central heating radiator.

## Landing

With stairs from the dining hall, doors to rooms, airing cupboard, loft access and a double glazed window to the side.

## Bedroom One

12'5" x 11'1" (3.8 x 3.4)

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

### Bedroom Two

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

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

### Bedroom Three

12'5" x 7'10" (3.8 x 2.4)

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

### Bathroom

With a door leading from the landing this modern fitted bathroom has a panel enclosed bath, separate shower cubicle, WC, wash hand basin, chrome heated towel rail, tiled walls and flooring and a double glazed window to the front.

### Garage

16'4" x 7'10" (5 x 2.4)

With an up and over door leading from the driveway, boiler, power, lighting, double glazed door and window to the side.

### Garden

With views overlooking the brook and fields beyond, this well maintained private rear garden has various patio and seating areas, lawn with mature shrub borders, steps leading to a decked seating area off the lounge, gated side access and a doors leading to the kitchen and garage.





Road Map



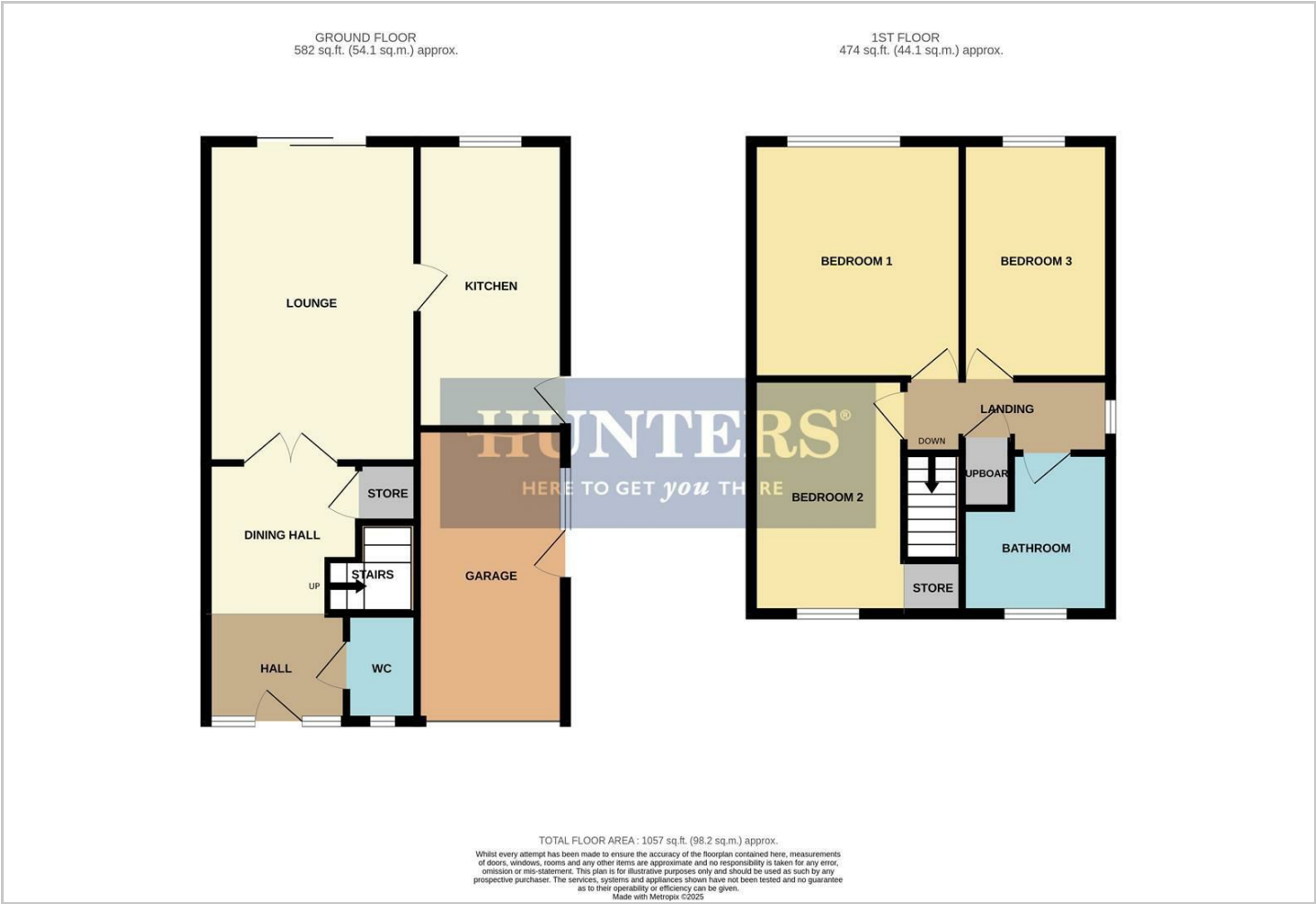
Hybrid Map



Terrain Map

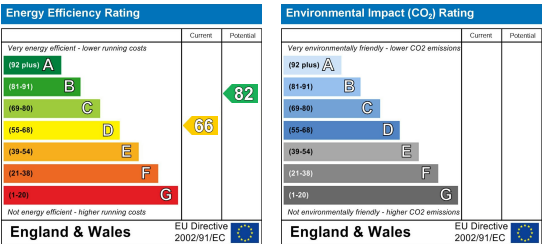


Floor Plan



Energy Efficiency Graph

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



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.