

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Acres Road

Brierley Hill, DY5 2XT



Council Tax: C



# 27 Acres Road

Brierley Hill, DY5 2XT

Asking Price £325,000



## The Front of The Property

There is a block paved driveway, decorative chipping stones, gated side access and double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, loft access and a central heating radiator.

## Lounge

14'1" x 10'5" (4.3m x 3.2m)

With a door leading from the entrance hall, brick feature fireplace with decorative log burner, spotlights, bay to front with double glazed window and a central heating radiator.

## Bedroom One

14'5" x 10'9" (4.4m x 3.3m)

With a door leading from the entrance hall, built in wardrobes, bay to front with double glazed windows and a central heating radiator.

## Family Bathroom

8'2" x 8'6" (2.5m x 2.6m )

With a door leading from the entrance hall, W/C, hand wash basin into vanity unit, corner bath, shower unit with sliding door, double glazed window to side and a chrome heated towel rail.

## Bedroom Two

8'6" x 10'2" (2.6m x 3.1m)

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

## Kitchen

10'5" x 10'5" (3.2m x 3.2m)

With a door leading from the entrance hall, a range of wall and base units, two stainless steel sink drainers, tiled splashback, exposed brick chimney with space for oven, space for fridge freezer, integrated dishwasher, recessed spotlights, door to bedroom three, opening to snug, double glazed door to garden and a double glazed window to rear.

## Snug

15'5" x 7'2" (4.7m x 2.2m)

With an opening leading from the kitchen, door to utility, double glazed window to front and a central heating radiator.

## Utility

5'2" x 7'2" (1.6m x 2.2m)

With a door leading from the snug, counter tops, stainless steel sink drainer, plumbing for washing machine, space for dryer, and a double glazed window to rear.

## Bedroom Three

18'4" x 8'10" (5.6m x 2.7m)

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

## Garden

With a double glazed door leading from the kitchen, slabbed patio, stairs to wooden decking, rear artificial lawn, decorative chipping stones, and gated side access.



## Road Map



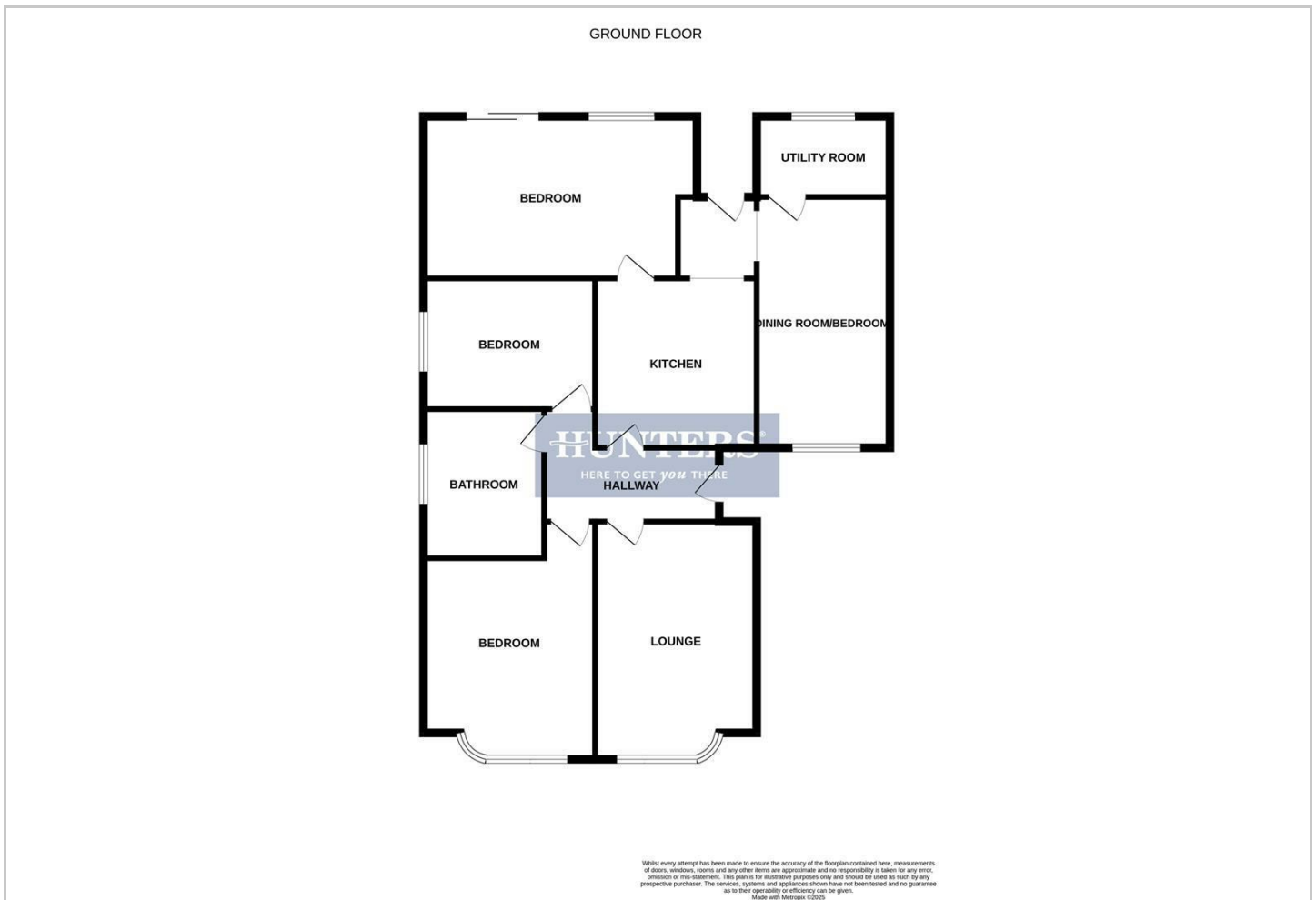
## Hybrid Map



## Terrain Map



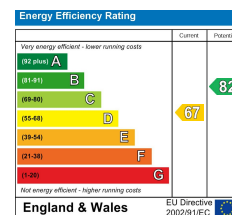
## Floor Plan



## 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.