

# HUNTERS®

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## Amblecote Road

Brierley Hill, DY5 2YJ

Offers In The Region Of £350,000





# 39 Amblecote Road

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## Front of the Property

With a chipping stone driveway to front, side access with EV charging point, gate to garden and access to garage store and double glazed french doors to front.

## Porch

2'3" x 5'10" (0.7 x 1.8)

With double glazed doors to front, tiled floor, feature stained glass and door leading to entrance hall.

## Entrance Hall

With a door leading from the porch, stairs to the first floor landing, doors leading to various rooms and a central heating radiator.

## WC

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

## Lounge

13'4" x 10'11" (4.08 x 3.33)

With a door leading from the entrance hall, gas log burning stove with decorative beam above, double glazed bay window to front and a central heating radiator.

## Kitchen Dining Room

19'9" x 16'0" (6.02 x 4.88)

With a door leading from the entrance hall, tiled floor, range of fitted wall and base units, work surfaces over with matching upstands and tiled splash back, one and a half bowl stainless steel sink and drainer, integrated oven with induction hob and stainless steel cooker hood above, plumbing for dishwasher and washing machine, space for tall fridge freezer, centre island with overhang seating, opening to dining area and snug, skylight window, double glazed window to side and rear and double glazed french doors to garden.

## Landing

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

## Bedroom One

11'4" x 10'10" max (3.46 x 3.31 max)

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

### Bedroom Two

10'9" x 10'10" (3.3 x 3.31)

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

### Bedroom Three

6'10" x 5'10" (2.09 x 1.8)

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

### Bathroom

5'7" x 5'10" (1.71 x 1.79)

With a door leading from the landing, WC, wash hand basin set into vanity unit, bath with waterfall shower over and separate shower attachment, recessed spotlights, double glazed window to rear and a central heating radiator.

### Garage Store

9'10" x 8'3" (3.02 x 2.53)

With a door to front, power and light, window to side and a double glazed door to garden.

### Study

13'8" x 7'4" (4.17 x 2.24)

With a door leading from the garden, double glazed skylight window, double glazed window to side and rear, recessed spotlights and electric heater.

### Garden

With double glazed french doors leading from the kitchen dining room, decked seating area, lawn beyond, door to garage store and office, outdoor sensor lights, garden shed and gated side access.



Road Map



Hybrid Map



Terrain Map



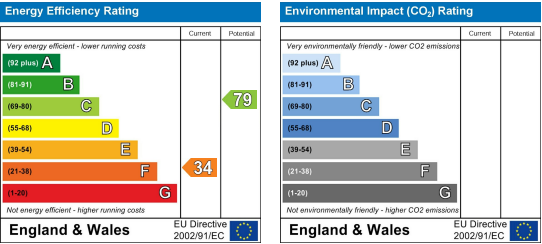
Floor Plan



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.