

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wychbury Road

Quarry Bank, Brierley Hill, DY5 2XX



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Offers Around £270,000



## Front of The Property

To the front of the property there is a large block paved driveway leading to detached garage, wrap-around garden and doors leading to entrance hall and kitchen.

## Entrance Hall

With a door leading from the side of the property, doors to various rooms, store cupboard and a central heating radiator.

## Bedroom One

14'1" x 10'9" (4.3 x 3.3 )

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

## Bedroom Two

10'2" x 8'2" (3.1 x 2.5 )

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

## Bathroom

With a door leading from entrance hall, bath with shower over and fitted shower screen, WC and wash hand basin, tiled walls, storage cupboard, double glazed window to side and a central heating radiator.

### Lounge Diner

20'0" x 11'9" (6.1 x 3.6 )

With doors leading from entrance hall and kitchen, space for seating and dining, feature fire place with gas fire, wall lights, double glazed patio doors to rear garden and a central heating radiator.

### Kitchen

10'9" x 7'10" (3.3 x 2.4)

With a double glazed door leading from the side of the property, fitted with a range of matching wall and base units, worksurfaces with matching upstands, integrated eye level oven, separate gas job, two bowl stainless steel and drainer, plumbing for washing machine, space for appliances, further door to lounge diner, double glazed window to rear and a central heating radiator.

### Garden

With a double glazed door leading from kitchen, block paved seating, maintained lawn, mature shrubs and trees and access to detached garage.



## Road Map



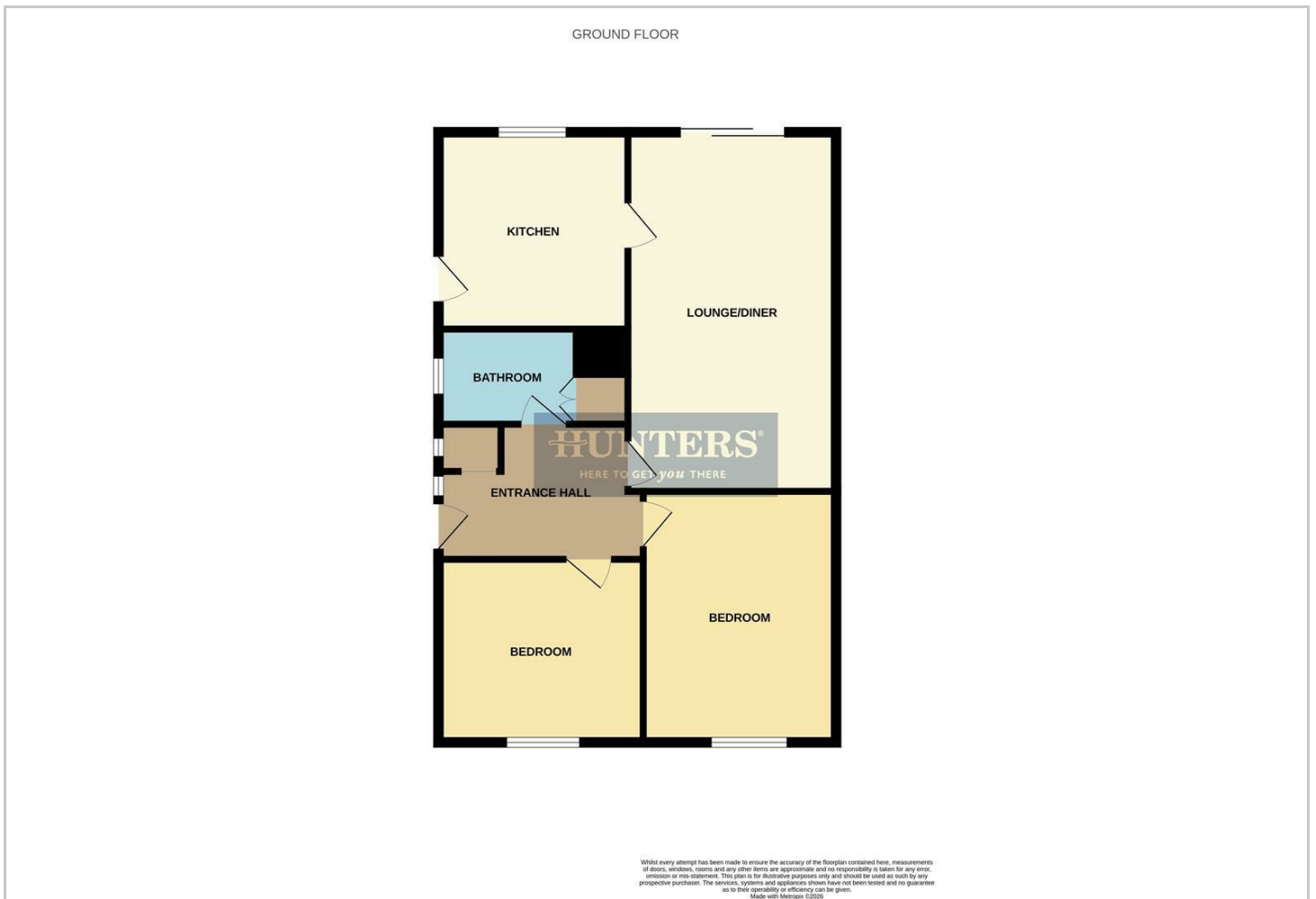
## Hybrid Map



## Terrain Map



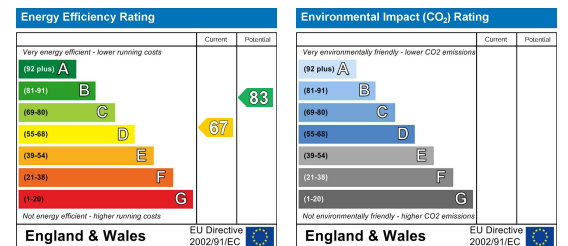
## Floor Plan



## 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.