

# HUNTERS<sup>®</sup>

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## Bromley

Brierley Hill, DY5 4PJ



Council Tax: B



# 71 Bromley

Brierley Hill, DY5 4PJ

£230,000



## The Front of The Property

There is a tarmac driveway, decorative chipping stones, slab footpath to entry, electric car charging point and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, opening to kitchen/diner, boiler/utility cupboard, and a double glazed window to side.

## Kitchen/Diner

18'0" x 12'9" (5.5m x 3.9m)

With an opening leading from the entrance hall, a range of modern wall and base units, one and a half matte sink drainer, boiling and filtered tap, glass splashback, double oven, induction hob with stainless steel cooker hood above, warming drawer, integrated dishwasher, space for American style fridge freezer, island with breakfast bar and storage, recessed spotlight, under stairs storage cupboard, door to cloakroom/lounge, stairs to first floor landing, double glazed window to front and a column style modern radiator.

## Lounge

10'5" x 15'5" (3.2m x 4.7m)

With a door leading from the kitchen/diner, media wall, recessed spotlights, bifold doors to rear/garden, and a column style modern radiator.

## Cloakroom

With a door leading from the kitchen/diner, W/C, hand wash basin into vanity unit, recessed spotlights, and a double glazed window to front.

## Landing

With stairs leading from the kitchen/diner, doors to various rooms and loft access.

## Bedroom One

8'10" x 12'5" (2.7m x 3.8m)

With a door leading from the landing, double doors to walk in wardrobe, double glazed window to rear and a column style modern radiator.

### Walk in Wardrobe

4'7" x 9'10" (1.4m x 3m)

With double doors leading from bedroom one, storage.

### Bedroom Two

8'10" x 11'9" (2.7m x 3.6m)

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

### Bedroom Three

9'2" x 6'2" (2.8m x 1.9m )

With a door leading from the landing, built in wardrobes/storage, double glazed window to rear and a central heating radiator.

### Family Bathroom

6'2" x 9'2" (1.9m x 2.8m)

With a door leading from the landing, W/C, hand wash basin into vanity unit, tiled splashback, bath, corner shower unit with sliding screen and waterfall feature, recessed spotlights, double glazed window to front and a heated towel rail.

### Garden

With bifold doors leading from the lounge, slab patio, rear lawn and stairs leading down to wood chipped area with custom built play house.



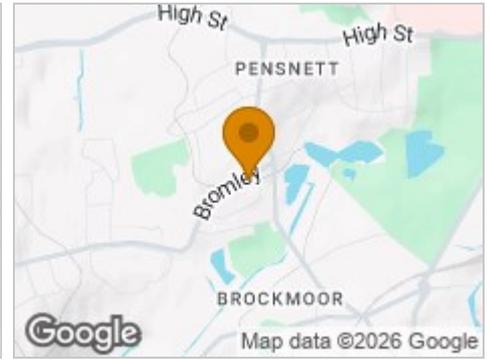
## Road Map



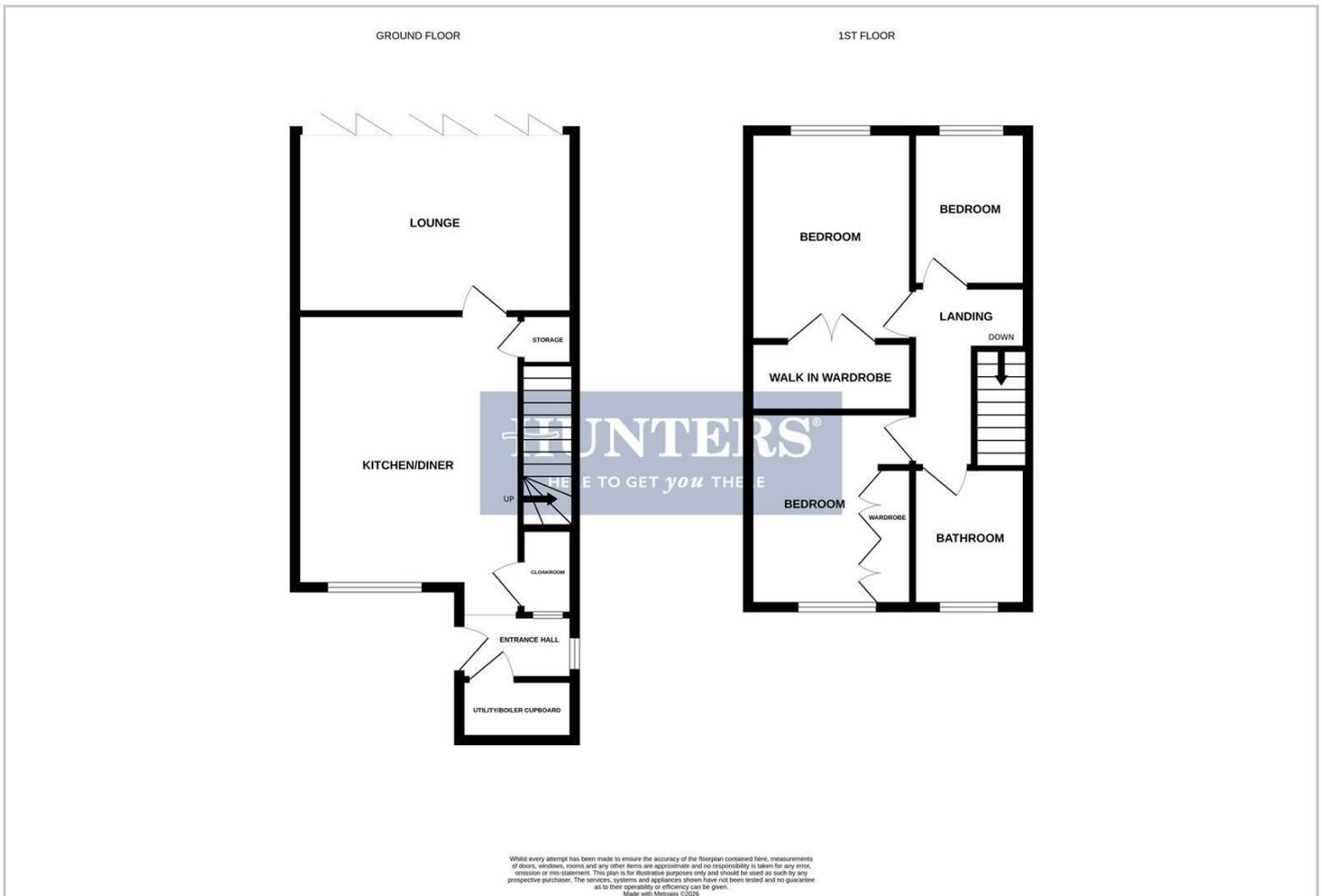
## Hybrid Map



## Terrain Map



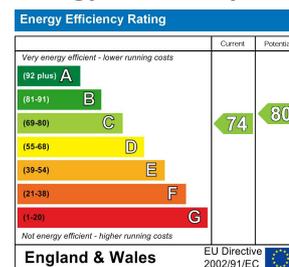
## Floor Plan



## 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.