

# HUNTERS®

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## Brythill Drive

Brierley Hill, DY5 3LU

Offers Over £240,000



Council Tax: C



# 33 Brythill Drive

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Offers Over £240,000



## The Front of The Property

There is an allocated parking space, EV charging point, decorative chipping stones and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, stairs to first floor landing, and a central heating radiator.

## Lounge

13'1" x 12'9" (4m x 3.9m)

With a door leading from the entrance hall, double doors to garden and a central heating radiator.

## Cloakroom

5'6" x 2'7" (1.7m x 0.8m)

With a door leading from the entrance hall, W/C, hand wash basin, tiled splashback, and a central heating radiator.

## Kitchen

15'8" x 6'10" (4.8m x 2.1m)

With a door leading from the entrance hall, a range of modern wall and base units, has hob with stainless steel cooker hood above, oven, integrated fridge freezer, washing machine and dishwasher, double glazed window to front and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, stairs to second floor landing, and a central heating radiator.

## Bedroom Two

12'9" x 12'1" (3.9m x 3.7m)

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

## Family Bathroom

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

With a door leading from the landing, W/C, hand wash basin, tiled splashback, shower over bath, and a central heating radiator.

## Bedroom Three

11'1" x 6'2" (3.4m x 1.9m)

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

## Second Floor Landing

With stairs leading from the first floor landing, door to bedroom one, and a central heating radiator.

## Bedroom One

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

With a door leading from the landing, built in wardrobes, storage cupboard, door to en suite, four skylights to rear and a central heating radiator.

## En Suite

7'6" x 12'9" (2.3m x 3.9m)

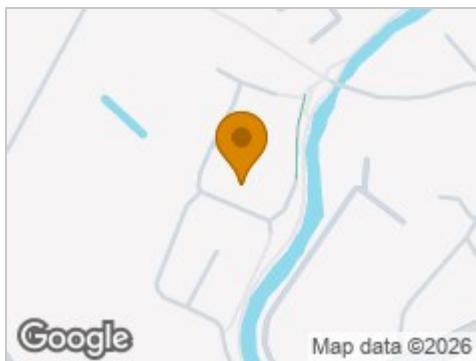
With a door leading from bedroom one, W/C, hand wash basin, tiled splashback, freestanding bath, shower with screen, two skylights to front and a central heating radiator.

## Garden

With double doors leading from the lounge, slab footpath, decorative chipping stones, wooden decking, and rear access to allocated parking.



## Road Map



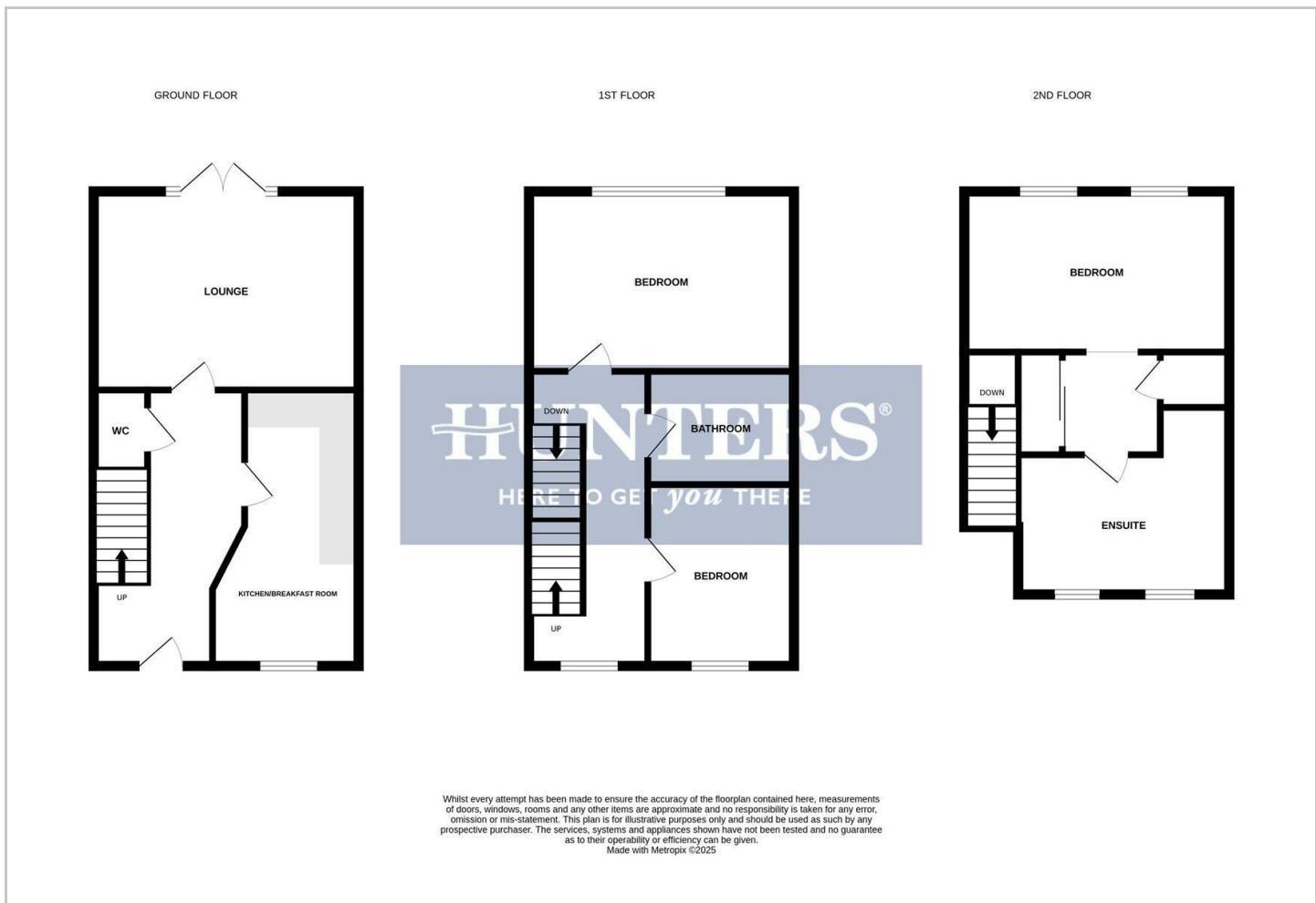
## Hybrid Map



## Terrain Map



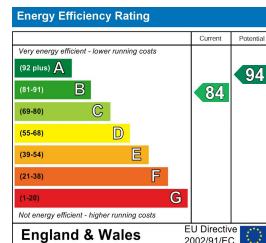
## Floor Plan



## 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.