

# HUNTERS®

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## Perrott Gardens

Brierley Hill, DY5 3FF



Council Tax: B





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£209,950



## Front Of The Property

To the front of the property is a tarmac driveway, path to front door with canopy, gated side access, up and over door to the garage and a useful storage cupboard.

## Kitchen Breakfast Room

12'1" x 11'1" (3.7 x 3.4)

With a door leading from the front of the property this modern kitchen is fitted with a range of wall and base units, work surfaces with matching upstands, stainless steel sink and drainer, electric hob with stainless steel cooker hood, electric oven, plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window to front, recessed spotlights, sliding doors to lounge, stairs to the first floor, laminate floor, cupboard housing boiler and a central heating radiator.

## Lounge

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

With doors from the kitchen, double glazed window to side, laminate floor, double glazed doors to conservatory and a central heating radiator.

## Conservatory

9'6" x 7'2" (2.9 x 2.2)

With double glazed doors from the lounge, ceiling light and fan, double glazed doors to rear garden and a central heating radiator.

## Garage

17'0" x 8'6" (5.2 x 2.6)

With an up and over door to front, double glazed door to side, power and light.

## Landing

With stairs from the kitchen breakfast room, doors to rooms and loft access.

## Bedroom One

12'1" x 8'10" (3.7 x 2.7)

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

## Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

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

## Bathroom

With a door from the landing this modern bathroom has a bath with shower over, WC, wash hand basin, recessed spotlights, extractor fan and a chrome heated towel rail.

## Garden

With access from the conservatory this low maintenance private rear garden has a spacious patio area with steps to an artificial lawn, further patio to rear and gated side access with a door leading to the garage.



Road Map



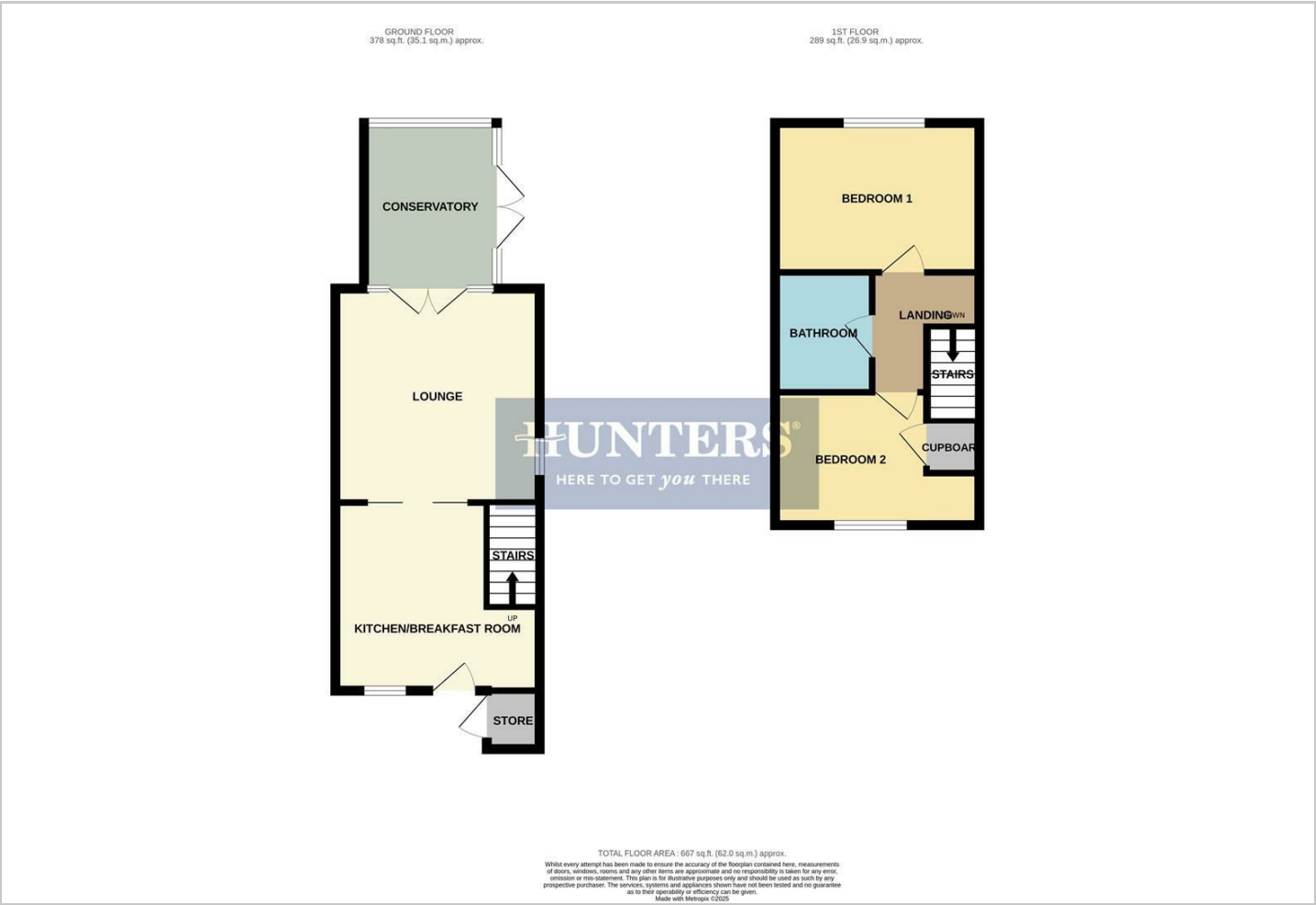
Hybrid Map



Terrain Map

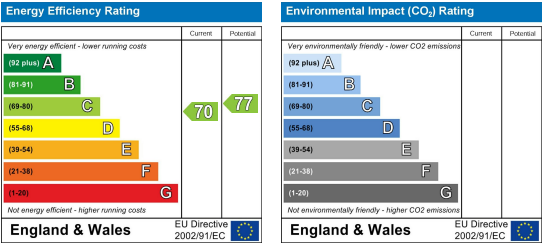


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.