

# HUNTERS®

HERE TO GET *you* THERE



## Tiled House Lane

Brierley Hill, West Midlands, DY5 4LG



Council Tax: A



# 34 Tiled House Lane

Brierley Hill, West Midlands, DY5 4LG

£200,000



## The Front of The Property

There is a chipping stone driveway, slab footpath to gated side access and entry, 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.

## Kitchen

9'6" x 7'6" (2.9m x 2.3m )

With a folding door leading from the entrance hall, a range of wall and base units, one and a half sink drainer, tiled splashback, space for gas cooker with ventilation above, space for fridge/freezer, double glazed door to conservatory, and double glazed window to rear.

## Lounge

15'8" x 10'2" (4.8m x 3.1m)

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

## Wet Room

7'6" x 9'2" (2.3m x 2.8m )

With a door leading from the entrance hall, W/C, hand wash basin, tiled splashback, shower, double glazed window to side and a central heating radiator.

## Conservatory

9'6" x 23'7" (2.9m x 7.2m )

With a double glazed door leading from the kitchen, storage cupboard and double doors to garden.

## Landing

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

## W/C

With a folding door leading from the landing, W/C, hand wash basin into vanity unit, and a double glazed window to front.

## Bedroom Three

5'10" x 10'9" (1.8m x 3.3m)

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

## Bedroom Two

9'6" x 10'9" (2.9m x 3.3m)

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

## Bedroom One

9'6" x 13'1" (2.9m x 4m)

With a door leading from the landing, window to rear and side and a central heating radiator.

## Garden

With double doors leading from the conservatory, slab footpath to gated side access, decorative chipping stones, rear lawn and shrubs.



## Road Map



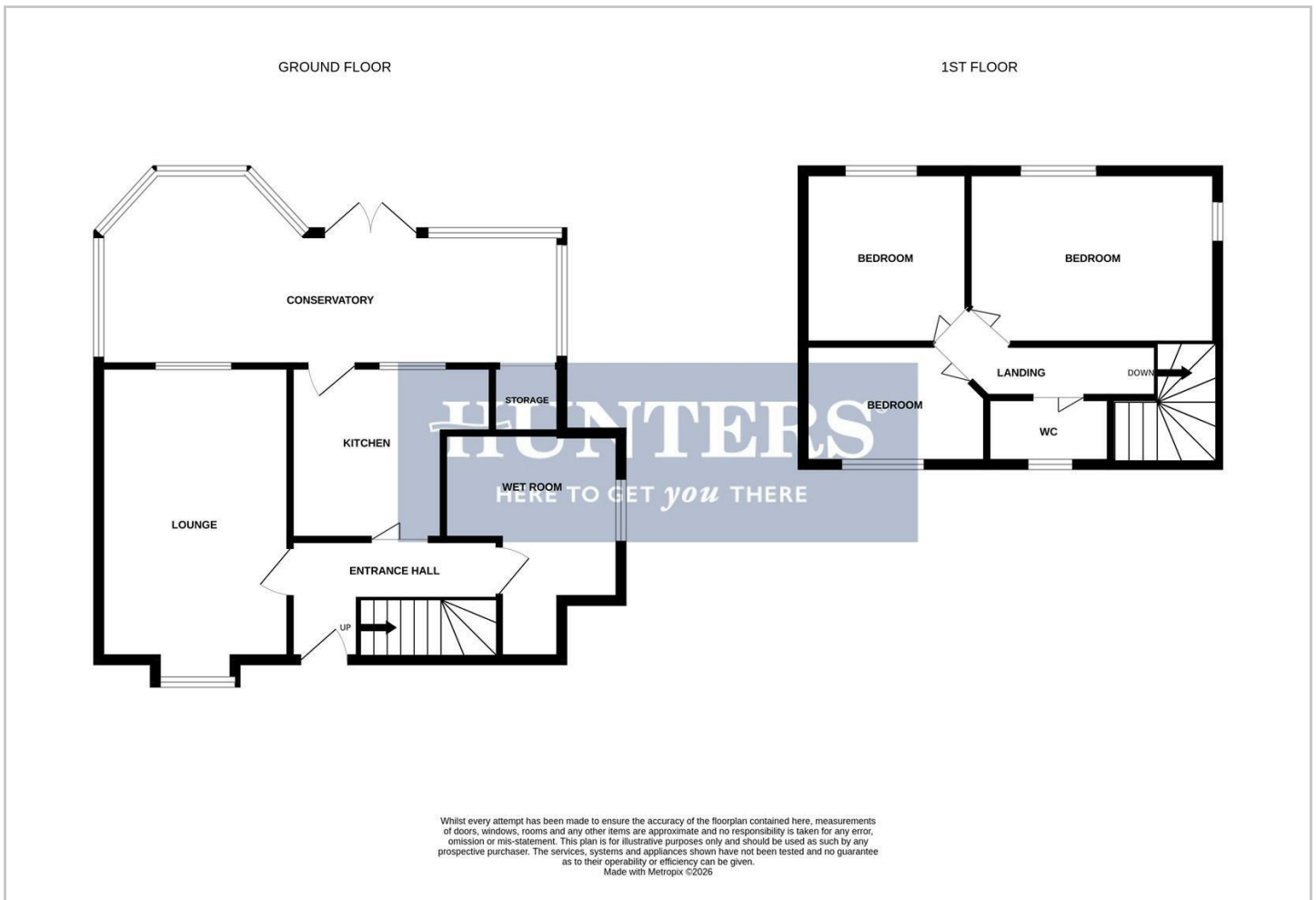
## Hybrid Map



## Terrain Map



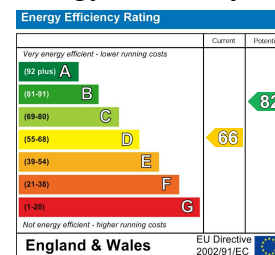
## Floor Plan



## 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.