

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Street

Stourbridge, DY8 3UX

£250,000



Council Tax: B



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## Front of the Property

### Dining Room

11'9" x 13'1" (3.60 x 4.0 )

With a door from the front of the property, a sash bay window to the front, fitted shutter blinds, open fire surround, built in storage cupboard, picture rail, door leading to the cellar and a central heating radiator.

### Cellar

10'3" x 12'9" (3.13 x 3.89)

With a door from the dining room and useful storage space.

### Lounge

11'4" x 13'1" (3.46 x 4.0 )

With a door from the dining room, a double glazed window to the rear, log burning stove, tiled hearth and wooden mantel, stairs to the first floor landing, a door leading to the kitchen and a central heating radiator.

### Kitchen

10'11" x 7'11" (3.34 x 2.42)

With a door from the lounge, modern fitted kitchen, a range of wall and base units, work surface over, stainless steel sink and drainer, space for a cooker, wall mounted boiler, a double glazed window to the rear, a stable door to rear garden and a door leading to the utility.

### Utility

5'10" x 8'0" (1.80 x 2.44)

With a door from the kitchen, space for a tall fridge freezer, plumbing for a washing machine, space for a dryer, two double glazed windows to the rear and a central heating radiator.

### Landing

with stairs from the lounge and doors to various rooms.

### Bedroom One

11'1" x 12'11" (3.40 x 3.94 )

With a door from the first floor landing, a built in storage cupboard with access to the loft, a double glazed window to the rear and a central heating radiator.

### Bedroom Two

10'2" x 10'11" (3.10 x 3.35)

With a door from the first floor landing, a double glazed window to the front, a feature fire place and a central heating radiator.

### Bathroom

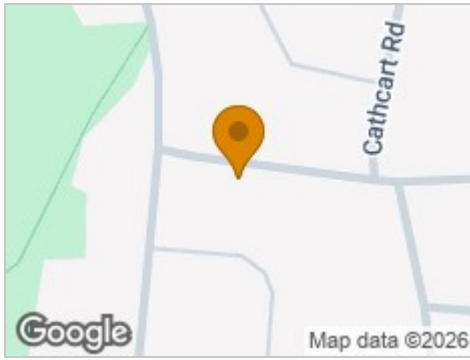
With a door from the first floor landing, a modern free standing roll top claw foot bath with shower attachment, WC, wash hand basin, part tiled walls, laminate flooring, a double glazed window to the front and a centrally heated radiator

### Rear Garden

With a stable door from the kitchen,



## Road Map



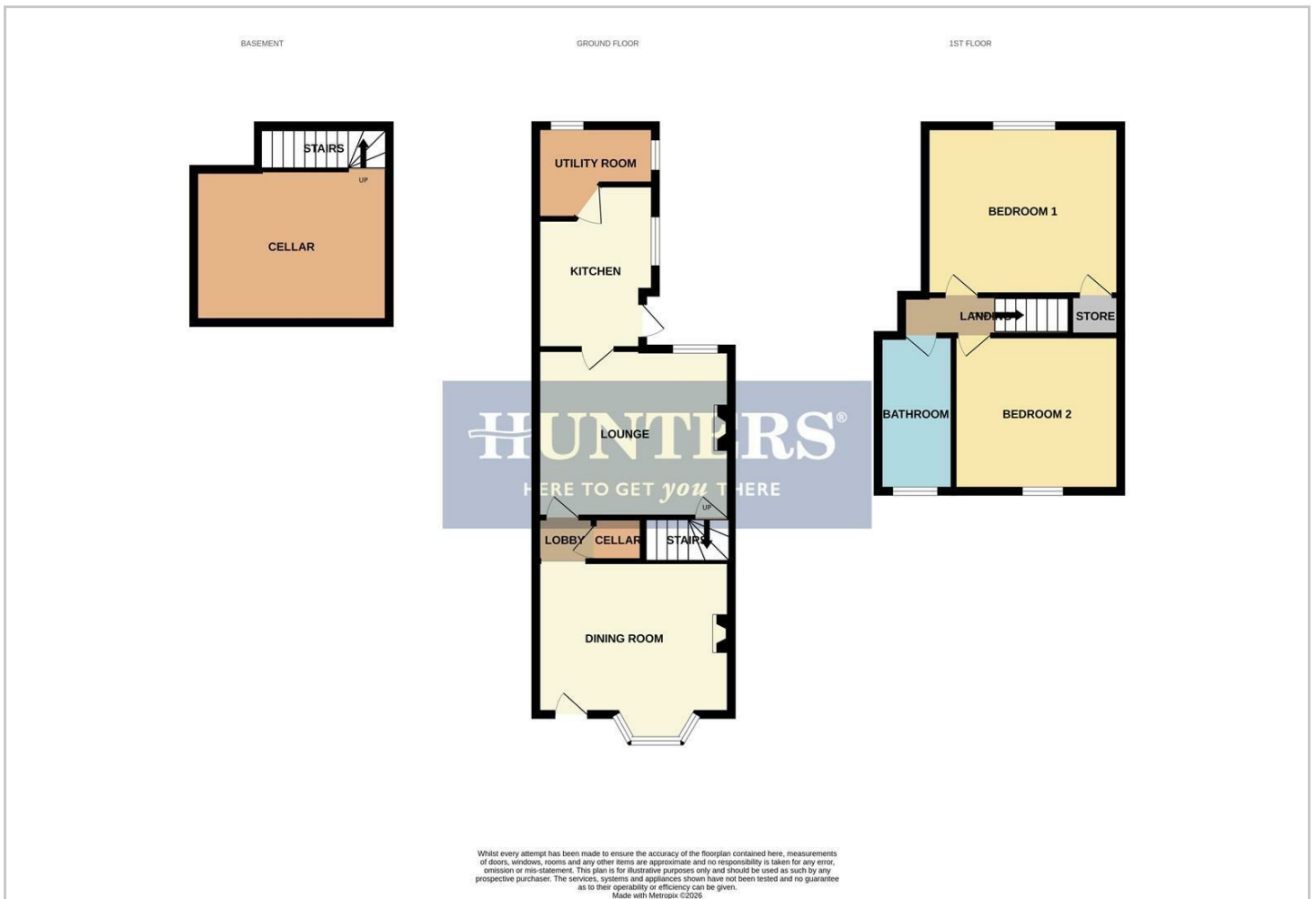
## Hybrid Map



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.