





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mousehall Farm Road

Brierley Hill, DY5 2NJ

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Council Tax: B



# 77 Mousehall Farm Road

Brierley Hill, DY5 2NJ

£305,000



## The front of The Property

There is a tarmacadam driveway and a double glazed door leading to the entrance hall.

## Entrance Hall

With a double glazed door lading from the front of the property, wall and base units, storage cupboard, and door to hallway.

## Hallway

With a door leading from the entrance hall, doors to various rooms and an under stairs storage cupboard.

## Cloakroom

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

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

## Lounge

16'4" x 11'5" (5m x 3.5m)

With a door leading from the hallway, media wall, bay to front with double glazed windows and a central heating radiator.

## Kitchen

14'9" x 8'2" (4.5m x 2.5m)

With a door leading from the hallway, a range of wall and base units, large gas oven with matte cooker hood above, one and a half matte sink drainer, space for fridge/freezer, plumbing for washing machine, door to dining room, and two double glazed windows to the rear.

## Dining Room

With a door leading from the kitchen, sliding double glazed door to the garden, a door with stairs leading for the first floor landing, and a central heating radiator.

## Landing

With stairs leading from the dining room, doors to various rooms and loft access.

## Bedroom Four

6'2" x 9'6" (1.9m x 2.9m)

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

### Bedroom Three

6'10" x 7'6" (2.1m x 2.3m)

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

### Shower Room

5'2" x 3'3" (1.6m x 1m)

With a door leading from the landing, hand wash basin with tiled splashback, shower unit, double glazed window to side, and a chrome heated towel rail.

### Bedroom Two

10'2" x (3.1m x )

With a door leading from the landing, over stairs storage cupboard, built in wardrobe, double glazed window to rear and a central heating radiator.

### Family Bathroom

7'2" x 6'2" (2.2m x 1.9m)

With a door leading from the landing, W/C, hand wash basin into vanity unit, tiled splashback, shower over bath, storage cupboard, double glazed window to rear and a chrome heated towel rail.

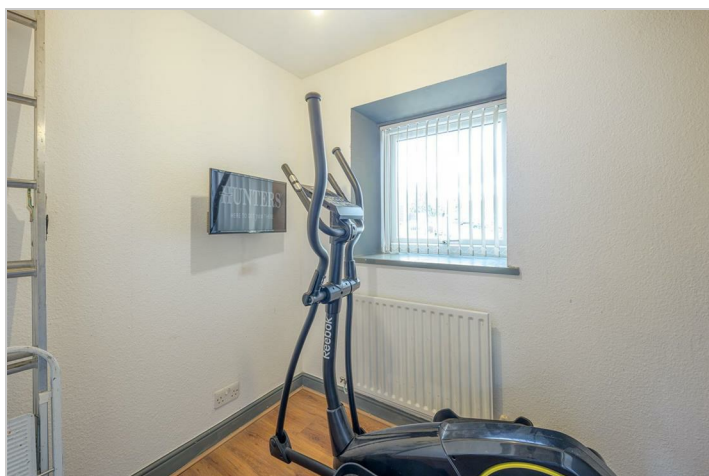
### Bedroom One

15'8" x 11'5" (4.8m x 3.5m)

With a door leading from the landing, over stairs storage cupboard, built in wardrobe, double glazed window to front and a central heating radiator.

### Garden

With double doors leading from the dining room, slab patio, door to storage shed, stairs to rear lawn, additional patio and shrubbed borders.



Road Map



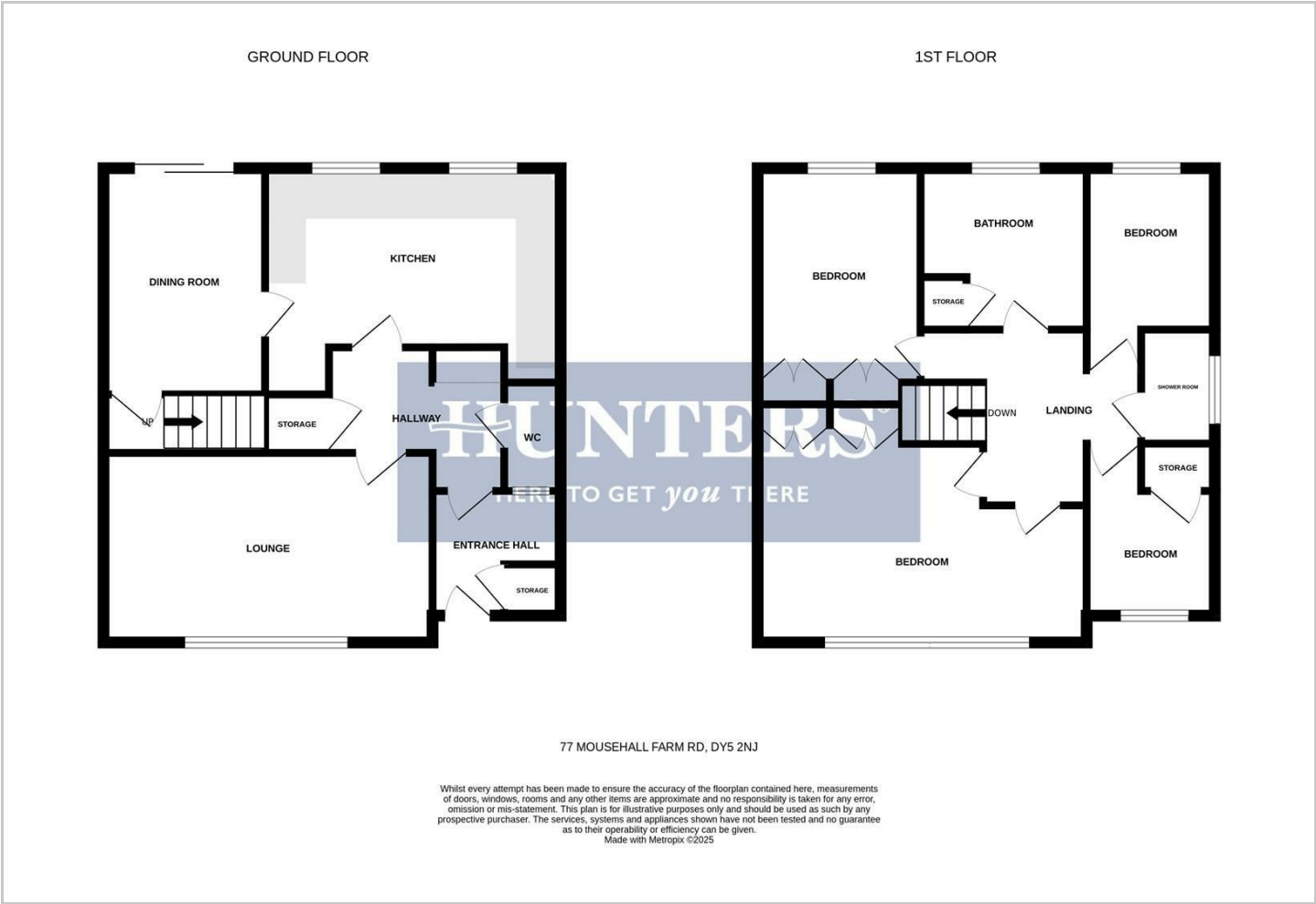
Hybrid Map



Terrain Map



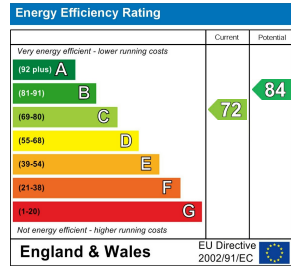
Floor Plan



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.