

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burghley Walk

Brierley Hill, DY5 3RN

£465,000



Council Tax: E



# 8 Burghley Walk

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£465,000



## The Front of The Property

There is a block paved driveway, decorative chipping stones, shrubbed borders, gated side access, EV charging point, two up and over doors to garage, and double glazed door to porch.

## Porch

With a double glazed door leading from the front of the property, double glazed door to entrance hall.

## Entrance Hall

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

## Cloakroom

7'2" x 2'7" (2.2m x 0.8m)

With a door leading from the entrance hall, w/c, hand wash basin into vanity unit, tiled walls/floors, double glazed window to front and a chrome heated towel rail.

## Kitchen

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

With a door leading from the entrance hall, a range of modern wall and base units, breakfast bar with seating, stainless steel sink drainer, built in oven, ceramic electric hob with stainless steel cooker hood above, integrated fridge/freezer and dishwasher, wine cooler, recessed spotlights, door to dining room, double glazed door to side entry, bay to front with double glazed windows and a central heating radiator.

## Lounge

12'1" x 17'0" (3.7m x 5.2m )

With a door leading from the entrance hall, contemporary remote controlled gas fire place, recessed spotlights, opening to dining room, double doors to garden, and a central heating radiator.

## Dining Room

12'1" x 9'10" (3.7m x 3m)

With an opening leading from the lounge, double doors to conservatory, door to kitchen and a central heating radiator.

## Conservatory

12'5" x 12'5" (3.8m x 3.8m)

With double doors leading from the dining room, double doors to garden.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access, airing cupboard, recessed spotlights, double glazed window to side and a central heating radiator.

## Bedroom Four

7'6" x 8'2" (2.3m x 2.5m)

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

## Bedroom Three

9'2" x 7'10" (2.8m x 2.4m)

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

### Bedroom Two

11'9" x 9'6" (3.6m x 2.9m)

With a door leading from the landing, recessed spotlights, double glazed windows with shutters to rear, electric underfloor heating and a central heating radiator.

### Family Bathroom

7'6" x 8'2" (2.3m x 2.5m )

With a door leading from the landing, W/C, hand wash basin into vanity unit, tiled walls/floors, walk in shower with screen, recessed spotlights, double glazed window to front and a chrome heated towel rail.

### Bedroom One

13'9" x 10'2" (4.2m x 3.1m )

With a door leading from the landing, built in wardrobes, door to en suite, double glazed windows with shutters within bay to front and a central heating radiator.

### En Suite

9'2" x 6'10" (2.8m x 2.1m )

With a door leading from bedroom one, W/C, hand wash basin, tiled walls/floors, bath, corner shower with screen, double glazed window to rear and a chrome heated towel rail.

### Garage

8'10" x 17'8" (2.7m x 5.4m)

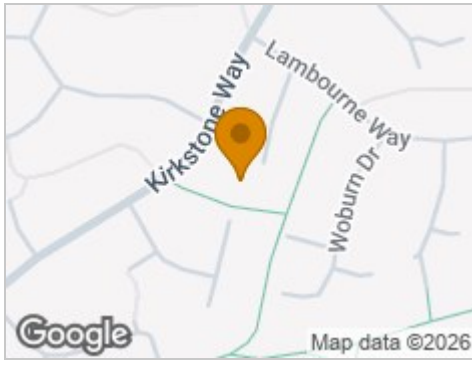
With a door leading from the entrance hall, wall and base units, stainless steel sink drainer, plumbing for washing machine, space for fridge/freezer, and a double glazed door to garden.

### South-West Facing Garden

Accessible via multiple doors from the property, the garden features a paved patio area, steps leading up to a rear lawn with an additional patio space, shrubbed borders, decorative chippings, and gated side access.



## Road Map



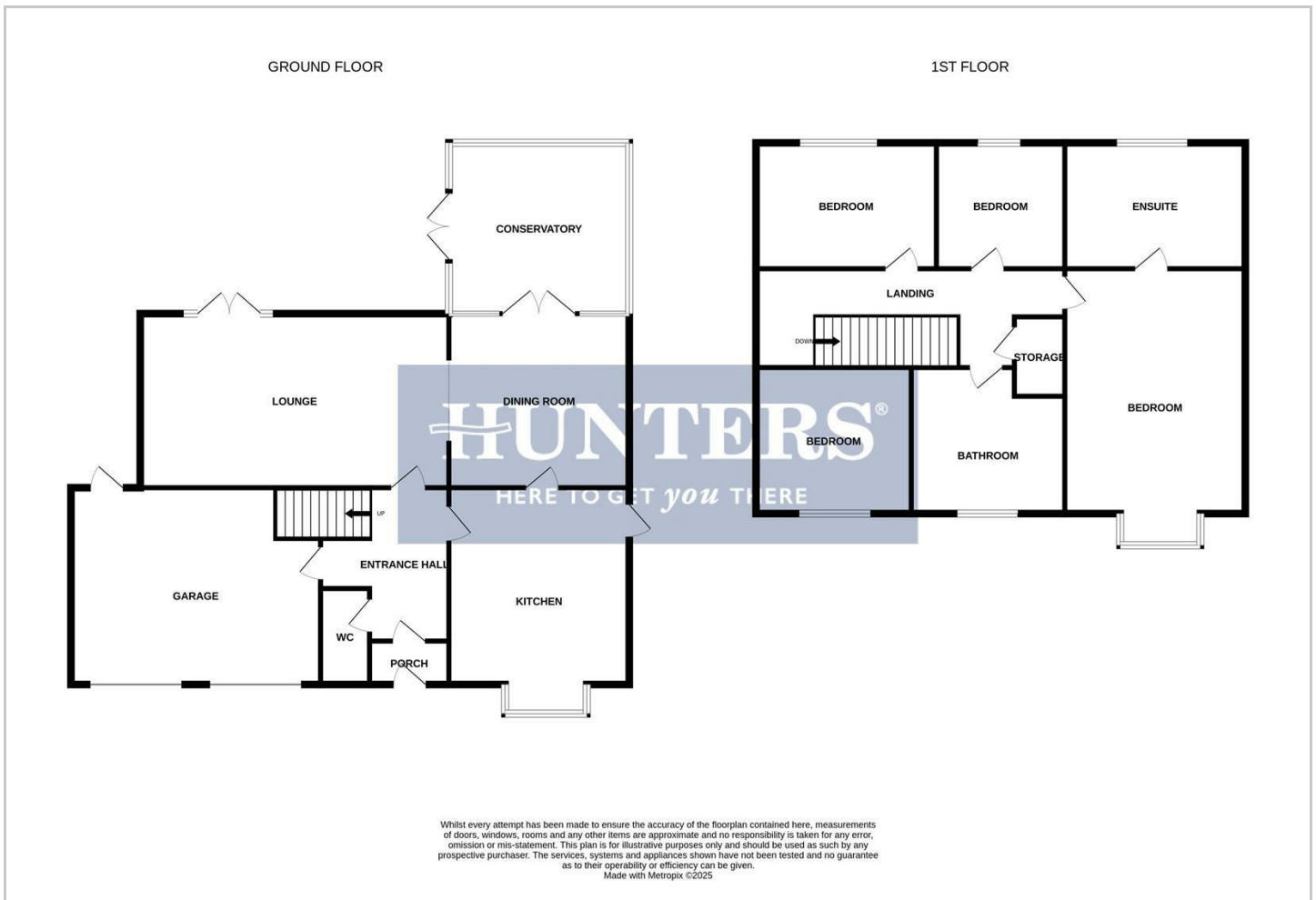
## Hybrid Map



## Terrain Map



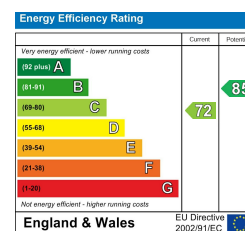
## Floor Plan



## 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.