

# HUNTERS<sup>®</sup>

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## Broadfield House Glass Museum

Kingswinford, DY6 9NS

Asking Price £150,000



# Caretakers House Broadfield House Glass Museum

Kingswinford, DY6 9NS

Asking Price £150,000



## FRONT OF THE PROPERTY

With access via Compton Drive this property has one allocated parking space, a small gravelled outdoor area which could be used for a small table and chairs, there is also a door leading to the entrance hall.

## ENTRANCE HALL

With a door leading from the side of the property, useful storage cupboard, stairs to the first floor, door to the inner hall and a central heating radiator.

## INNER HALL

With a door leading from the entrance hall and doors to various rooms.

## LOUNGE

9'10" x 11'10" (3 x 3.6)

With a door leading from the inner hall, window to the side and a central heating radiator.

## KITCHEN BREAKFAST ROOM

8'6" x 16'5" (2.6 x 5)

With a door leading from the inner hall this kitchen is fitted with a range of wall and base units, work surfaces, stainless steel sink and drainer, space for a appliances, plumbing for a washing machine, cupboard housing boiler, window to the side, door leading to the gravelled area and a central heating radiator.

## CLOAKROOM

With a door leading from the inner hall, WC and wash hand basin.

## LANDING

With stairs leading from the entrance hall, window to the side and doors leading to various rooms.

## BEDROOM ONE

14'5" x 15'5" (4.4 x 4.7)

With a door leading from the landing, sash window with secondary glazing to the side, open fireplace and a central heating radiator.

## BEDROOM TWO

8'2" x 16'1" (2.5 x 4.9)

With a door leading from the landing, two sash windows with secondary glazing to the rear and a central heating radiator.

## BATHROOM

With a door leading from the landing, bath, wash hand basin, window to the front and a central heating radiator.

## WC/Study

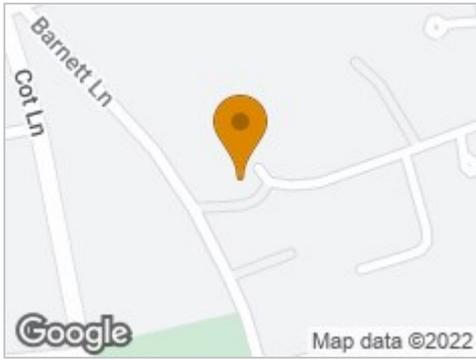
With a door leading from the landing, window to the side and a WC.

## TENURE

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 121 years left to run on the lease, an annual service charge of approximately £670 and an annual ground rent of £10.



## Road Map



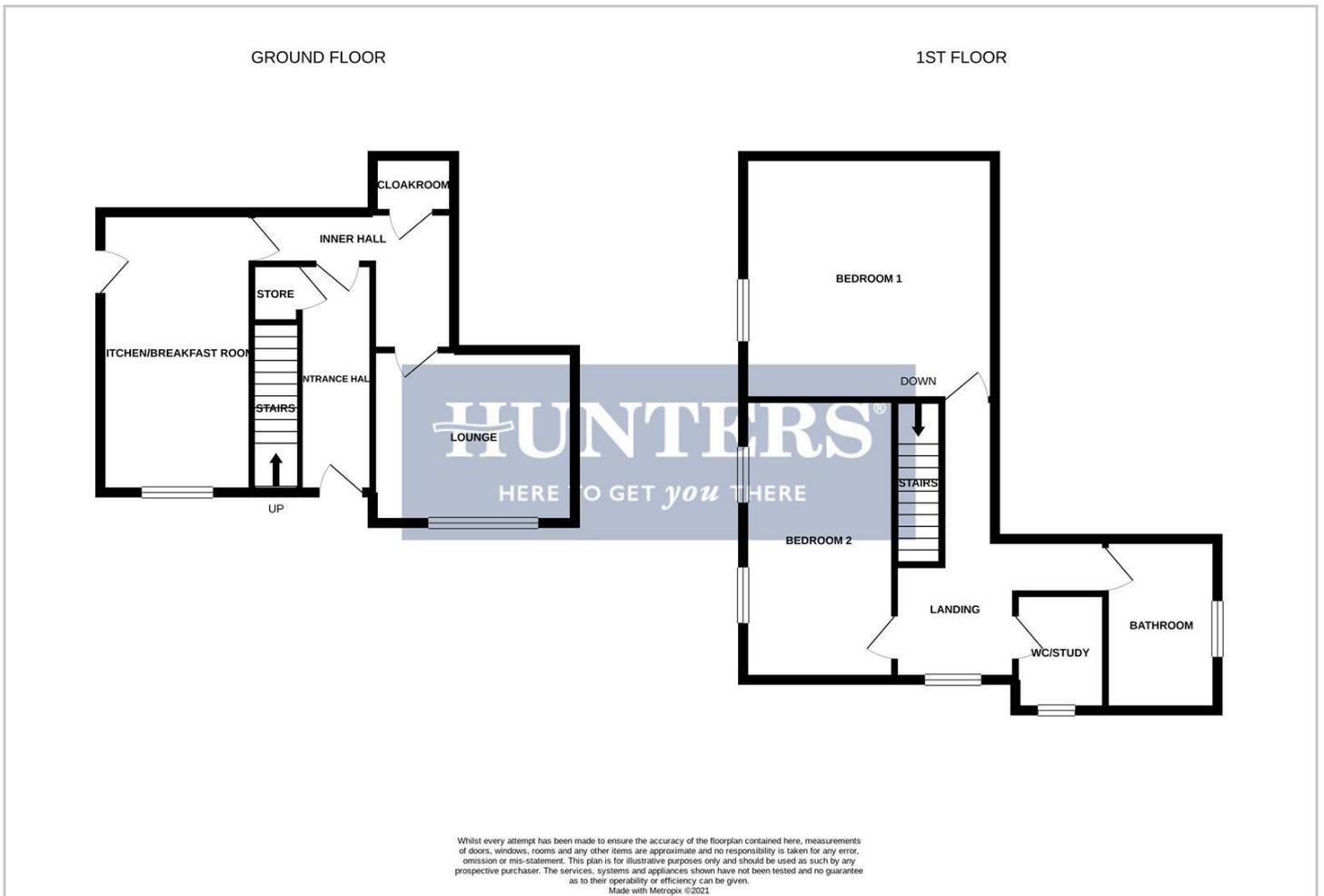
## Hybrid Map



## Terrain Map



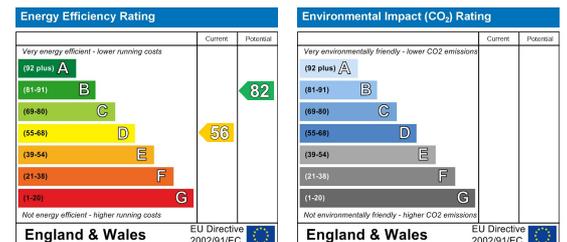
## Floor Plan



## 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.