

HUNTERS®

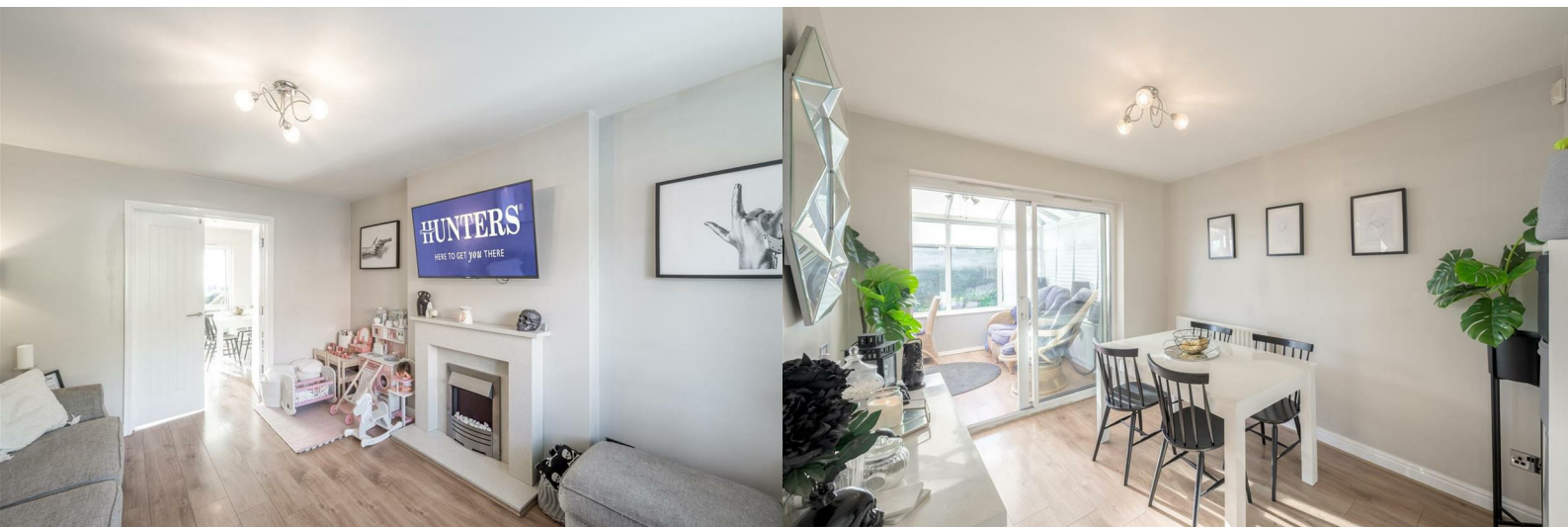
HERE TO GET *you* THERE



Ansculf Road

Brierley Hill, DY5 3FQ

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Offers In The Region Of £360,000



Front Of The Property

To the front of the property there is a tarmac driveway, lawn to side, shrub borders, open storm porch and gated side access.

Entrance Hall

With a composite door leading from the front of the property, stairs to the first floor landing, door to lounge, laminate floor and a central heating radiator.

Lounge

16'8" x 11'9" into bay (5.1 x 3.6 into bay)

With a door leading from the entrance hall, double glazed bay window to front, double doors to dining room, feature fire place with electric fire, marble hearth, laminate floor and a central heating radiator.

Dining Room

10'9" x 8'6" (3.3 x 2.6)

With double doors leading from the lounge, space for dining table, double glazed sliding doors to conservatory, laminate floor and a central heating radiator.

Conservatory

9'2" x 9'2" (2.8 x 2.8)

With double glazed sliding doors leading from the dining room, double glazed windows to side and rear, double glazed french doors to rear, laminate floor and a central heating radiator.

Kitchen

10'9" x 8'10" (3.3 x 2.7)

With a door leading from the dining room, fitted with a range of wall and base units, wooden work surfaces, matching up stands, integrated oven, gas hob, cooker hood above, fridge freezer, dishwasher, tiled floor, recessed spotlights, storage cupboard and a central heating radiator.

Utility

With a door leading from the kitchen, doors to various rooms, double glazed window to side, plumbing for washing machine, stainless steel sink and drainer, tiled floor, double glazed door to side and recessed spotlights.

WC

With a door leading from the utility, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to rear and a central heating radiator.

Games Room

12'1" x 8'2" (3.7 x 2.5)

With a door leading from the utility, wooden panelling, wired internet which is great for streaming and wall mounted central heating boiler.

Tel: 01384 443331

Landing

With stairs leading from the entrance hall, doors to various rooms, storage cupboard and loft access.

Bedroom One

12'9" x 11'9" (3.9 x 3.6)

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

En Suite

With a door leading from bedroom one, shower, WC, wash hand basin, part tiled walls, tiled floor, double glazed window to side and a chrome heated towel rail.

Bedroom Two

11'1" x 8'6" (3.4 x 2.6)

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

Bedroom Three

9'10" x 8'6" (3 x 2.6)

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

Bedroom Four

8'10" x 8'2" (2.7 x 2.5)

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

Bathroom

With a door leading from the landing, double glazed window to side, WC, wash hand basin, bath, shower over, tiled walls, recessed spotlights and a chrome heated towel rail.

Garden

With access from double glazed doors leading from the utility and conservatory to a patio area, decorative slate border, artificial lawn, garden shed and gated side access.

Store

With roller shutter door to front, light and power.



Road Map



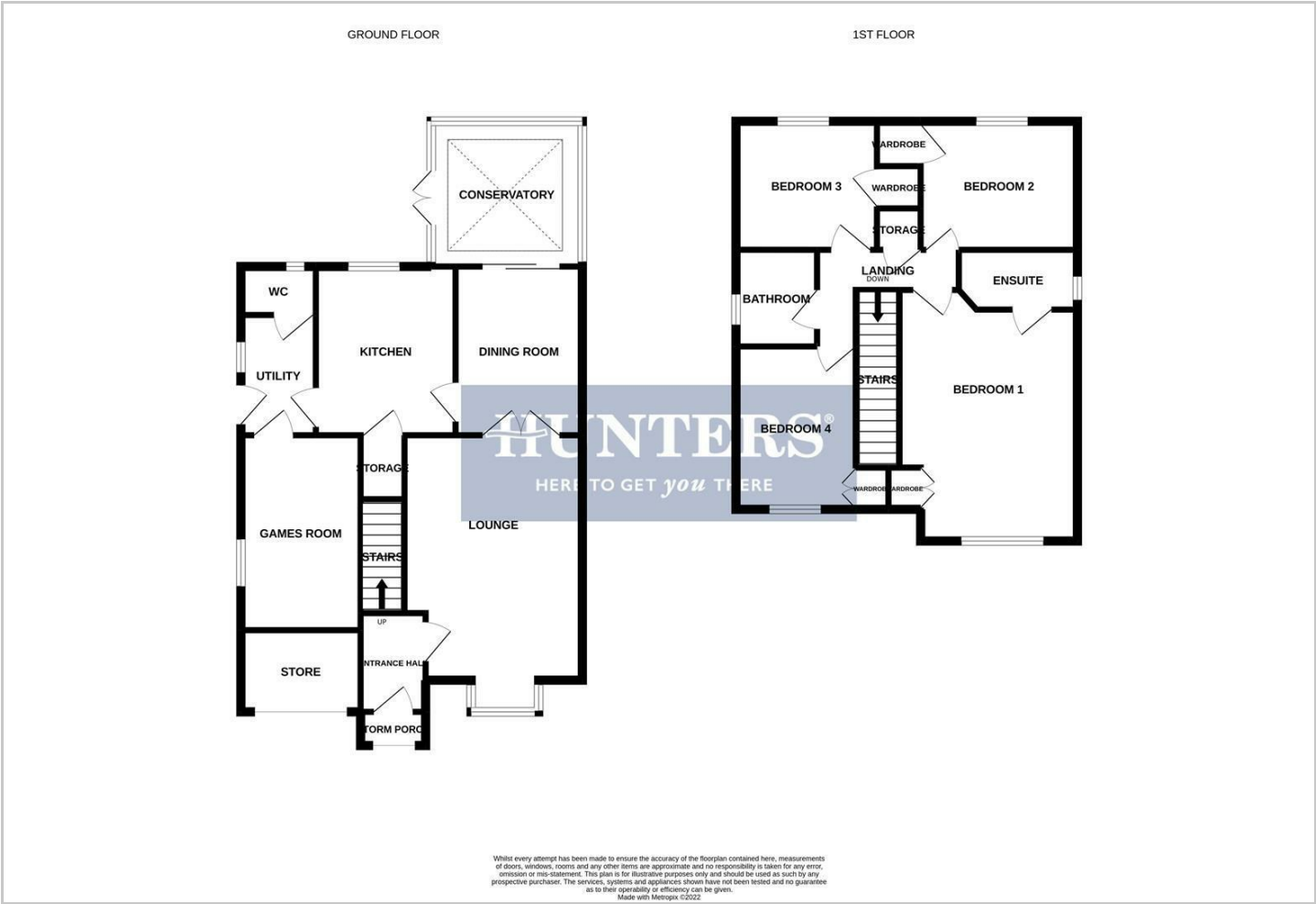
Hybrid Map



Terrain Map



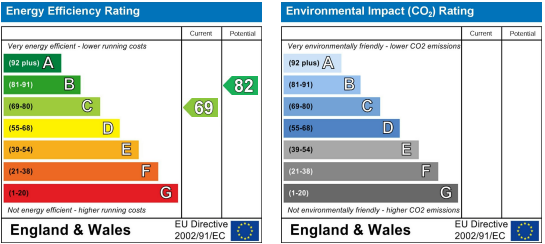
Floor Plan



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.