

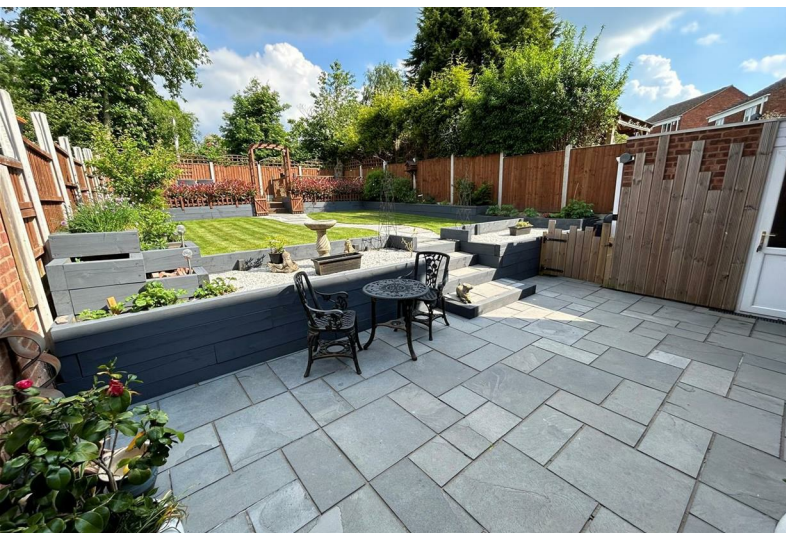
# HUNTERS®

HERE TO GET *you* THERE



## Aldeford Drive

Withymoor, Brierley Hill, DY5 3JF





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Offers In The Region Of £299,950



## Front of The Property

To the front of the property there is tarmac driveway with paved edging leading to car port and up and over garage door, raised sleeper beds with planted shrubs and decorative slate, outside light and double glazed composite door leading to entrance hall.

## Entrance Hall

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

## Lounge

12'9 x 11'7 (3.89m x 3.53m)

With a door leading from the entrance hall, open to dining area, space for seating, laminate floor, double glazed window to front and a central heating radiator.

## Dining Area

10'4 x 8'9 (3.15m x 2.67m)

Open from the lounge, space for dining table, laminate floor, central heating radiator and double glazed french doors leading to garden.

## Kitchen

10 x 8'9 (3.05m x 2.67m)

With a door leading from the entrance hall, fitted with a range of high quality matching wall and base units, matching upstands, one and a half sink and drainer, integrated oven and grill, separate gas hob with stainless steel cooker hood over, space for fridge freezer, plumbing for washing machine, recessed spotlights and double glazed window to rear.

## Landing

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

## Bedroom One

11'8 x 9 (3.56m x 2.74m)

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

### Bedroom Two

10'3 x 9'6 (3.12m x 2.90m)

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

### Bedroom Three

8'5 x 7 (2.57m x 2.13m)

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

### Bathroom

With a door leading from the landing, bath with waterfall shower head and separate shower attachment, fitted shower screen, WC and wash hand basin set into vanity unit, tiled walls with aqua boarding to bath and shower area, recessed spotlights, double glazed window to rear and a chrome central heated towel rail.

### Garage

With a door leading from patio and up and over door to front, useful storage space, light and power.

### Garden

With double glazed french doors leading from the lounge diner to a newly laid patio seating area, raised sleeper beds with decorative chipping stones, shaped lawn and shrub borders, pathway leading to decked seating area and gated side access leading to the front of the property.





Road Map



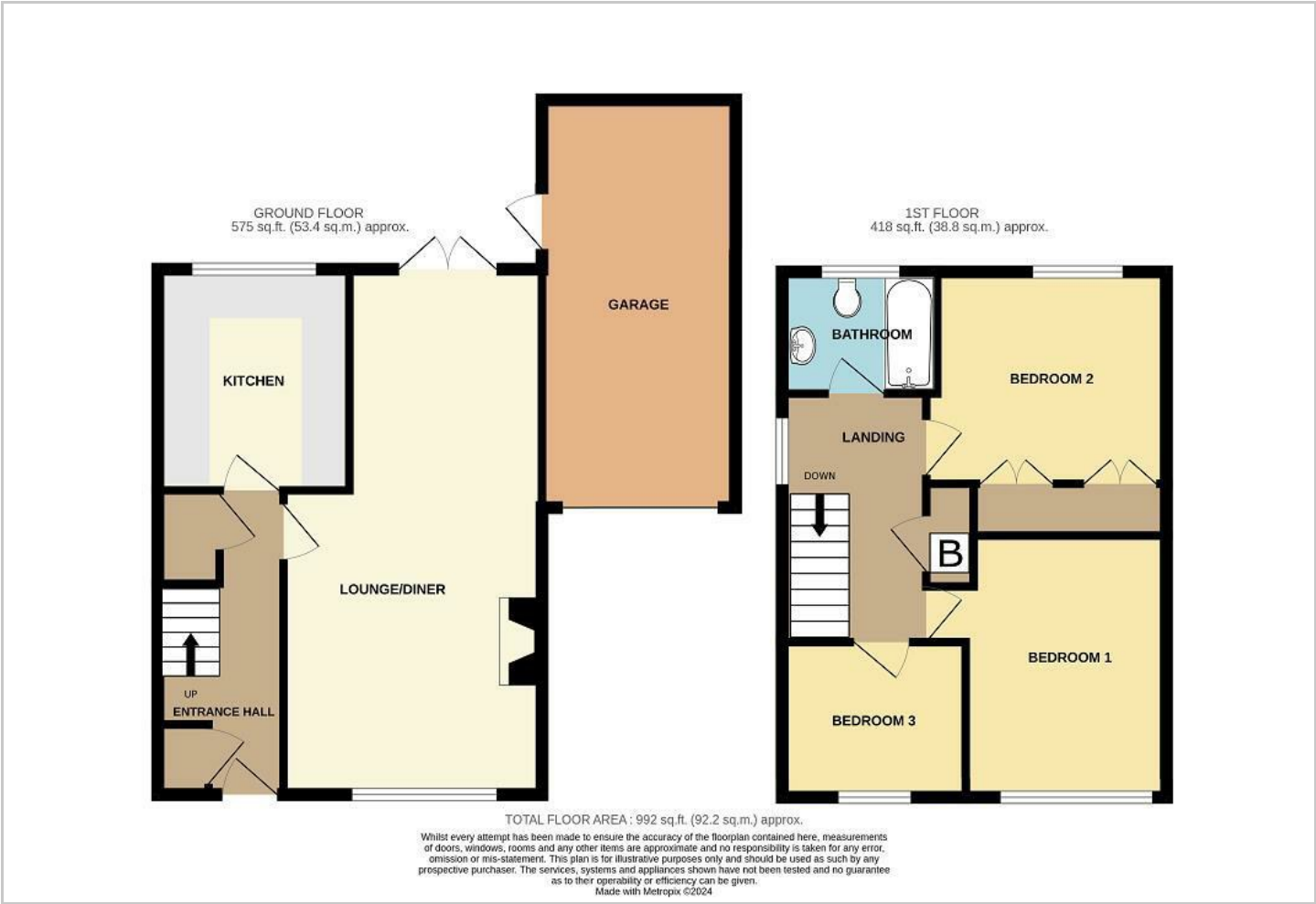
Hybrid Map



Terrain Map



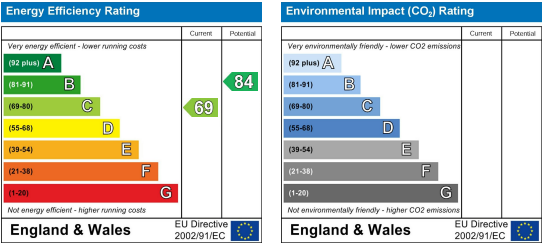
Floor Plan



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.