

# HUNTERS®

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## Brookland Mews

George Street, Wordsley, DY8 5TR



# 3 Brookland Mews

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Offers In The Region Of £195,000



## Front of The Property

To the front of the property there is a tarmacadam driveway with slate border, outside light and double glazed door leading to porch.

## Porch

With a double glazed door leading from the front of the property, laminate floor and further double glazed windows and door leading to lounge diner.

## Lounge Diner

11'5" x 14'9" (3.5 x 4.5)

With a double glazed door leading from porch and further door to kitchen breakfast room, space for seating and dining, stairs to first floor landing, storage cupboard, laminate floor, double glazed window to front and a central heating radiator.

## Kitchen Breakfast Room

11'5" x 10'5" (3.5 x 3.2 )

With a door leading from lounge diner, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, space for cooker with stainless steel cooker hood over, plumbing for washing machine, space for fridge and breakfast table, wall mounted central heating boiler, double glazed window and door leading to garden and a central heating radiator.

## Landing

With stairs leading from lounge diner, doors to various rooms and loft access.

## Bedroom One

13'5" x 11'5" (4.1 x 3.5)

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

## Bedroom Two

10'5" x 6'6" (3.2 x 2)

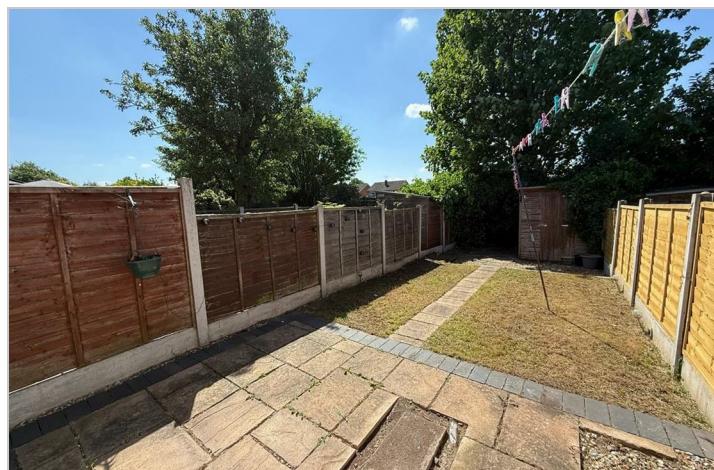
With a door leading from landing, storage cupboard, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, bath with shower over and shower screen, WC, wash hand basin, splashback, recessed spotlights, extractor, double glazed window to rear and a chrome central heating towel rail.

## Garden

With a double glazed door leading from kitchen breakfast room, patio seating area, maintained lawn, decorative chipping stones and garden shed.



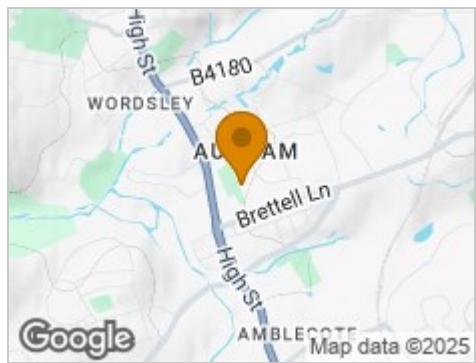
## Road Map



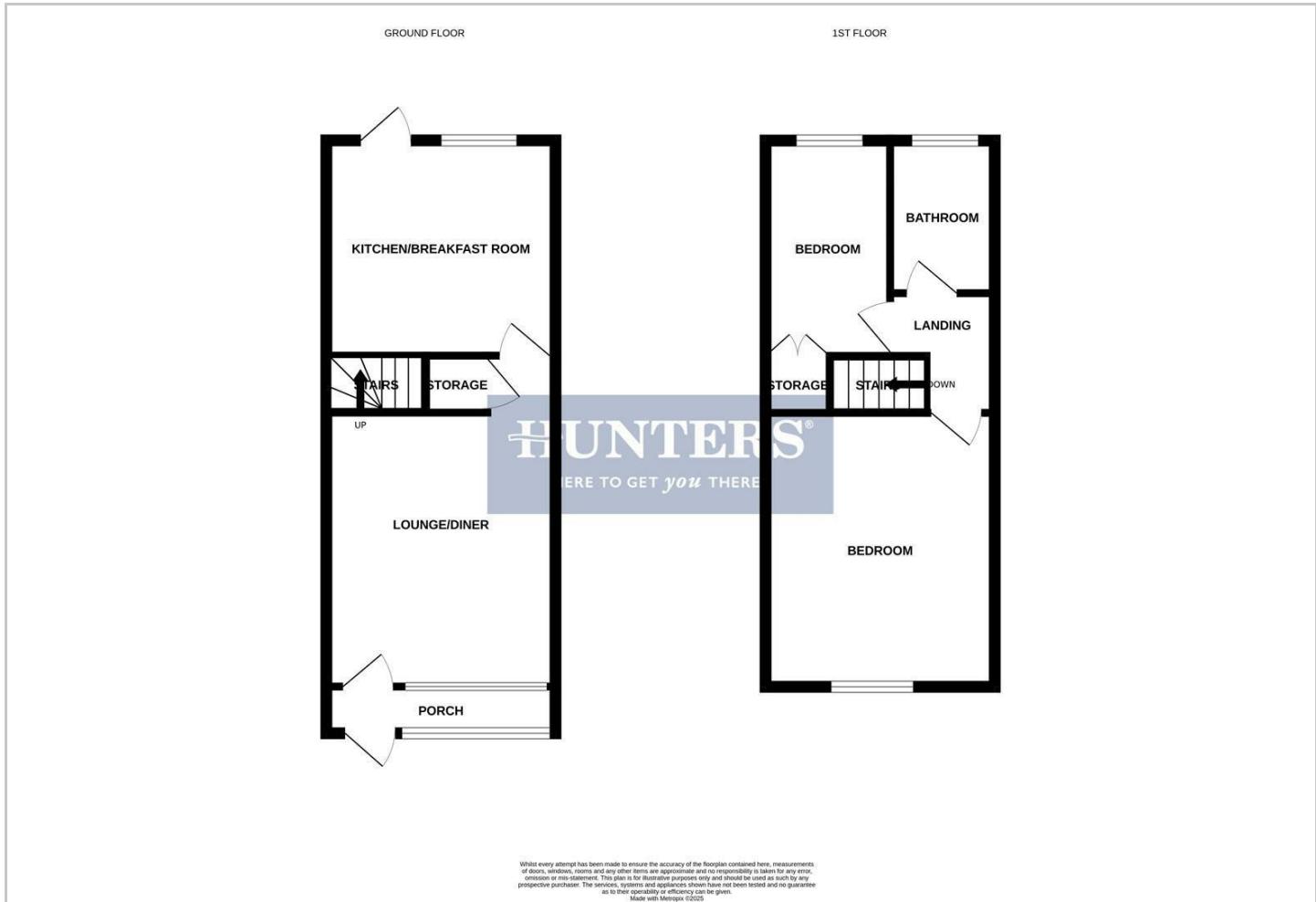
## Hybrid Map



## Terrain Map



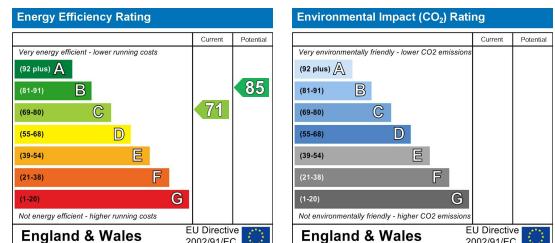
## Floor Plan



## 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.