

# HUNTERS®

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## Brythill Drive

Brierley Hill, DY5 3LU

Offers Over £240,000



Council Tax: C





# 33 Brythill Drive

Brierley Hill, DY5 3LU

Offers Over £240,000



## The Front of The Property

There is an allocated parking space, EV charging point, decorative chipping stones and a double glazed door to entrance hall.

## Entrance Hall

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

## Lounge

13'1" x 12'9" (4m x 3.9m)

With a door leading from the entrance hall, double doors to garden and a central heating radiator.

## Cloakroom

5'6" x 2'7" (1.7m x 0.8m)

With a door leading from the entrance hall, W/C, hand wash basin, tiled splashback, and a central heating radiator.

## Kitchen

15'8" x 6'10" (4.8m x 2.1m)

With a door leading from the entrance hall, a range of modern wall and base units, has hob with stainless steel cooker hood above, oven, integrated fridge freezer, washing machine and dishwasher, double glazed window to front and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, stairs to second floor landing, and a central heating radiator.

## Bedroom Two

12'9" x 12'1" (3.9m x 3.7m)

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

## Family Bathroom

6'6" x 6'2" (2m x 1.9m )

With a door leading from the landing, W/C, hand wash basin, tiled splashback, shower over bath, and a central heating radiator.

## Bedroom Three

11'1" x 6'2" (3.4m x 1.9m)

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

## Second Floor Landing

With stairs leading from the first floor landing, door to bedroom one, and a central heating radiator.

## Bedroom One

18'0" x 12'9" (5.5m x 3.9m )

With a door leading from the landing, built in wardrobes, storage cupboard, door to en suite, four skylights to rear and a central heating radiator.

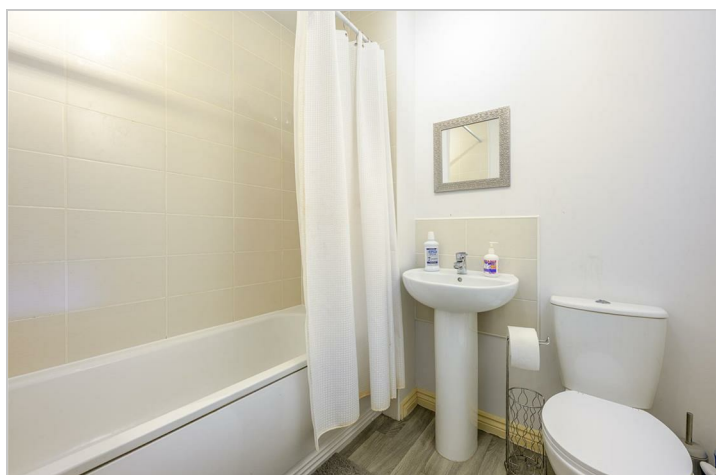
## En Suite

7'6" x 12'9" (2.3m x 3.9m)

With a door leading from bedroom one, W/C, hand wash basin, tiled splashback, freestanding bath, shower with screen, two skylights to front and a central heating radiator.

## Garden

With double doors leading from the lounge, slab footpath, decorative chipping stones, wooden decking, and rear access to allocated parking.



A satellite map showing a suburban area with a yellow location pin. The map displays a network of roads, green spaces, and buildings. The pin is located in the center of the map, pointing to a specific location. The text "Google Earth" is visible in the bottom left corner, and "Google, Landsat / Copernicus, Maxar Technologies" is visible in the bottom right corner.

GROUND FLOOR

The ground floor plan features a large Lounge at the rear. To the left of the lounge is a WC. Below the lounge is a Kitchen/Breakfast Room. A staircase with an upward arrow is located between the WC and the Kitchen/Breakfast Room.

1ST FLOOR

The first floor plan shows two Bedrooms, one at the front and one at the rear. A Bathroom is located between the two bedrooms. A central staircase has arrows pointing both 'DOWN' and 'UP'.

2ND FLOOR

The second floor plan includes a Bedroom at the rear and an Ensuite at the front. A staircase with a downward arrow is located between the bedroom and the ensuite.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 Rating		Current	Future
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			9
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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.