

# HUNTERS®

HERE TO GET *you* THERE



## Salcombe Drive

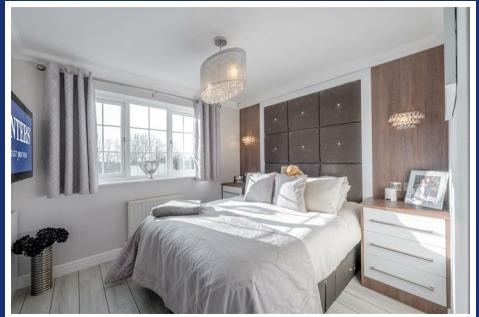
Brierley Hill, DY5 3QX



# Salcombe Drive

Brierley Hill, DY5 3QX

£425,000



## Front of The Property

To the front of the property there is a large tarmacadam driveway with block paved edging, decorative chipping stone beds, canopy, up and over door to garage, double glazed composite door to entrance hall and side entry leading to the rear garden.

## Entrance Hall

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

## Lounge

13'9" x 12'5" (4.2 x 3.8)

With doors leading from the entrance hall and kitchen dining family room, feature fireplace with gas fire, double glazed bow window to front, wooden floor and a central heating radiator.

## Kitchen Dining Family Room

22'3" x 15'5" (6.8 x 4.7)

With a door leading from the lounge, fitted with a range of high quality matching wall and base units, quartz work surfaces with matching upstands, integrated oven, combi microwave oven and warming drawer, full length fridge and freezer, dishwasher, induction hob, downdraft extractor fan, centre island with breakfast bar and USB power points, sink and drainer, hot water tap, splashback, space for dining table and seating area, feature electric fire, space for flat screen TV, recessed spotlights, LED base unit lighting, storage cupboard, Karndean floor, lantern, double glazed windows and french doors to garden and a central heating radiator.

## Utility

10'9" x 7'6" max (3.3 x 2.3 max)

Open from the kitchen dining family room, fitted with a range of high quality matching wall and base units, quartz work surfaces with matching up stands, sink, cupboard housing central heating boiler, plumbing for washing machine, doors to cloakroom and beauty room, double glazed door and window to garden, Karndean floor and a central heating radiator.

## Cloakroom

With a door leading from the utility, WC and wash hand basin set into vanity unit, part tiled walls, tiled floor, double glazed window to side and a chrome heated towel rail.

## Beauty Room/Snug

9'10" x 7'10" (3 x 2.4)

With a door leading from the utility, built in storage, under stairs storage, double glazed window to side, laminate floor and a central heating radiator.

## Landing

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

## Master Bedroom

12'9" x 9'6" max (3.9 x 2.9 max)

With doors leading from the landing, en suite and walk-in wardrobe, double glazed window to front, Karndean floor and a central heating radiator.

## En Suite

With a door leading from the master bedroom, large corner shower, wash hand basin set into vanity unit, WC, laminate floor, tiled walls, double glazed window to side, recessed spotlights and a chrome heated towel rail.

## Bedroom Two

11'1" x 7'10" (3.4 x 2.4)

With a door leading from the landing, fitted wardrobes and drawers, double glazed window to front, laminate floor, recessed spotlights and a central heating radiator.

## Bedroom Three

9'2" x 7'10" max (2.8 x 2.4 max)

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

## Bedroom Four

9'6" x 7'6" (2.9 x 2.3)

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

## Bathroom

With a door leading from the landing, bath with shower attachment, WC and wash hand basin set into vanity unit, large shower cubicle, tiled walls, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

## Garden

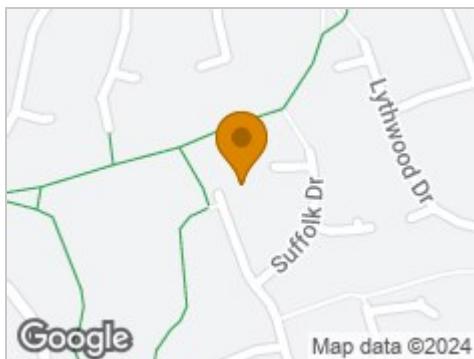
With double glazed doors leading from the kitchen dining family room and utility to a patio area, well maintained lawn, raised sleeper beds with planted shrubs, decked seating area with inset lighting, garden store, outside tap, electric point and side entry.

## Store

With up and over door.



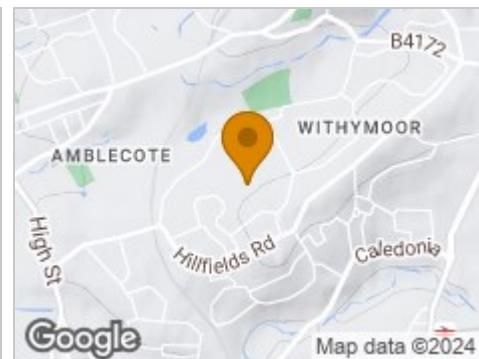
## Road Map



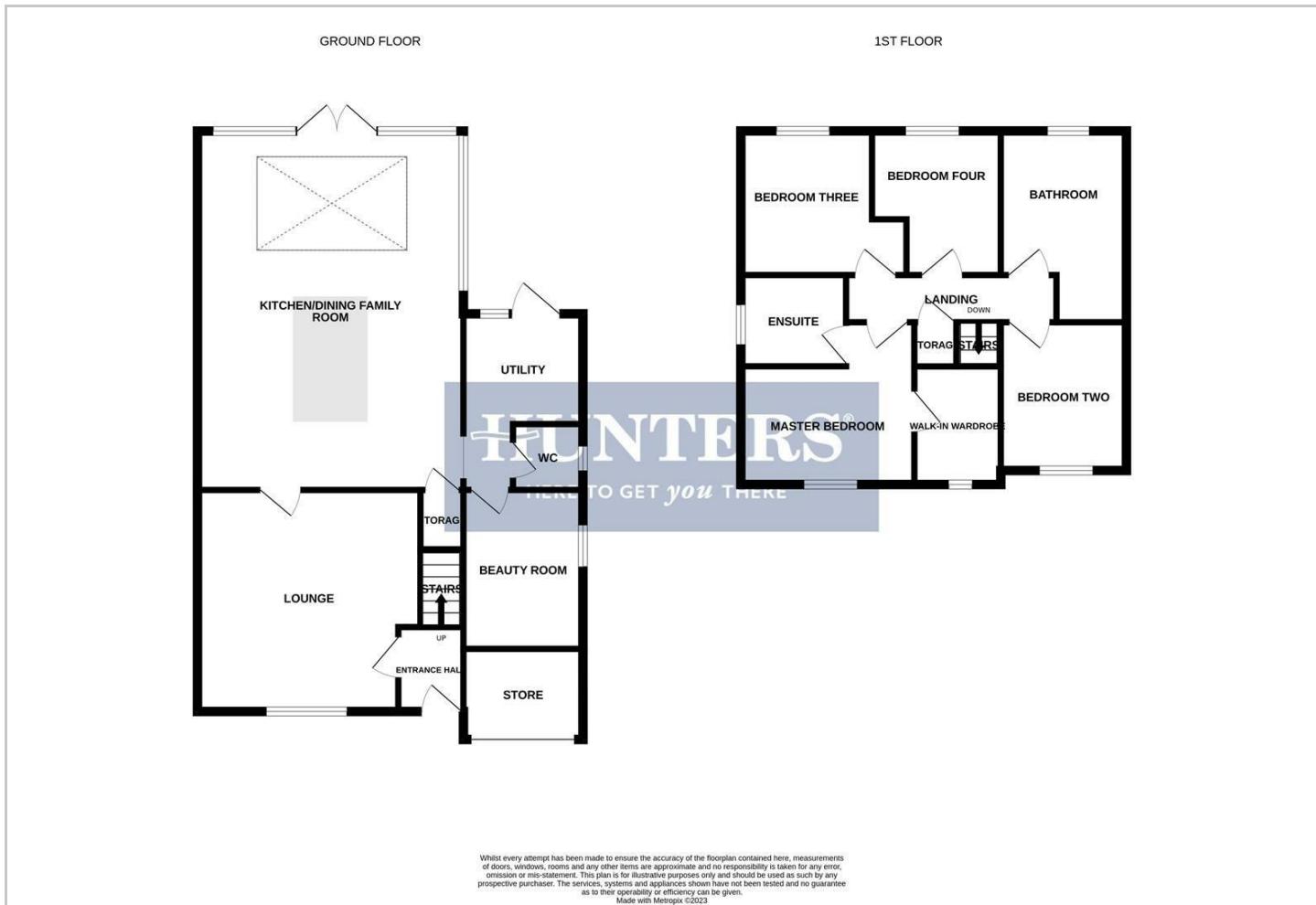
## Hybrid Map



## Terrain Map



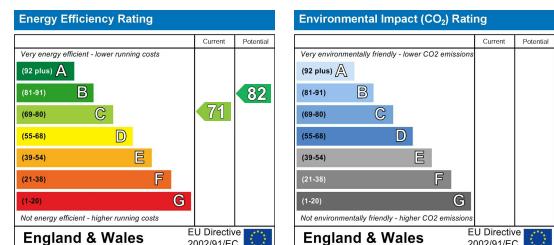
## Floor Plan



## 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.