

# HUNTERS®

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Acres Road  
Brierley Hill, DY5 2XT



Council Tax: C



# 46 Acres Road

Brierley Hill, DY5 2XT

£325,000



## Front Of The Property

There is large gravel driveway, shrub borders, electric rolling shutter to garage and steps to a double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to the first floor landing, door to dining room, opening to kitchen, recessed spotlights and a central heating radiator.

## Dining Room

12'9" x 10'5" (3.9 x 3.2)

With a door leading from the entrance hall, feature fireplace, wall lighting, double glazed bay windows to front and a central heating radiator.

## Kitchen

11'9" x 6'10" (3.6 x 2.1)

With an opening leading from the entrance hall, doors leading to garage and lounge, fitted with a range of wall and base units, integrated oven, gas hob with stainless cooker hood above, one and a half stainless steel sink drainer, double glazed window to rear and a central heating radiator.

## Lounge

10'5" x 10'9" (3.2 x 3.3)

With a door leading from the kitchen, feature fireplace with log burner, opening to conservatory, and a central heating radiator.

## Conservatory

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

With an opening leading from the conservatory, double glazed French doors to the garden and a central heating radiator.

## Garage

24'7" x 9'6" (7.5 x 2.9)

With electric roller shutters to front, doors leading to kitchen and utility, further door leading to garden and a central heating radiator.

## Utility Room

10'9" x 9'2" (3.3 x 2.8)

With a door leading from the garage, fitted with a range of wall and base units, stainless steel sink drainer, plumbing for washing machine, space for tumble dryer, space for fridge / freezer, door to cloakroom, double glazed window to rear and a central heating radiator.

## Cloakroom

5'2" x 2'11" (1.6 x 0.9)

With a door leading from the utility room, W/C, hand wash basin, a double glazed window to rear and a central heating radiator

## Landing

With stairs leading from the entrance hall, doors to various rooms, stairs leading to the second floor landing, and a double glazed window to side.

## Bedroom One

10'9" x 11'9" (3.3 x 3.6)

With a door leading from the landing, built in wardrobes, double glazed bay windows to front and a central heating radiator.

## Bedroom Two

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

## Bedroom Three

6'10" x 7'2" (2.1 x 2.2)

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

## Family Bathroom

6'2" x 5'6" (1.9 x 1.7)

With a door leading from the landing, W/C, hand wash basin, bath with shower attachment, double glazed window to front and a heated towel rail.

## Second Floor Landing

With stairs leading from the first floor landing, and a door to bedroom four.

## Bedroom Four

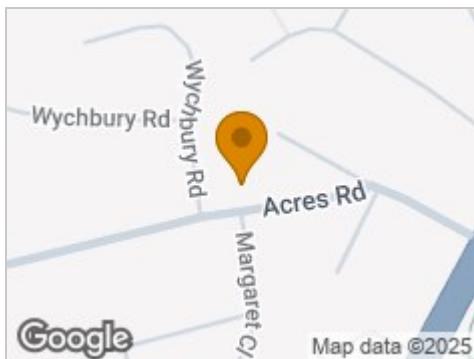
With a door leading from the second floor landing, side and rear double glazed windows and a central heating radiator.

## Garden

With double glazed French doors leading from the conservatory to a patio with wooden built covered seating area, steps leading to upper garden, lawn with shrub borders, decorative garden lights surrounding, garden shed with electric, and wooden pergola to rear.



## Road Map



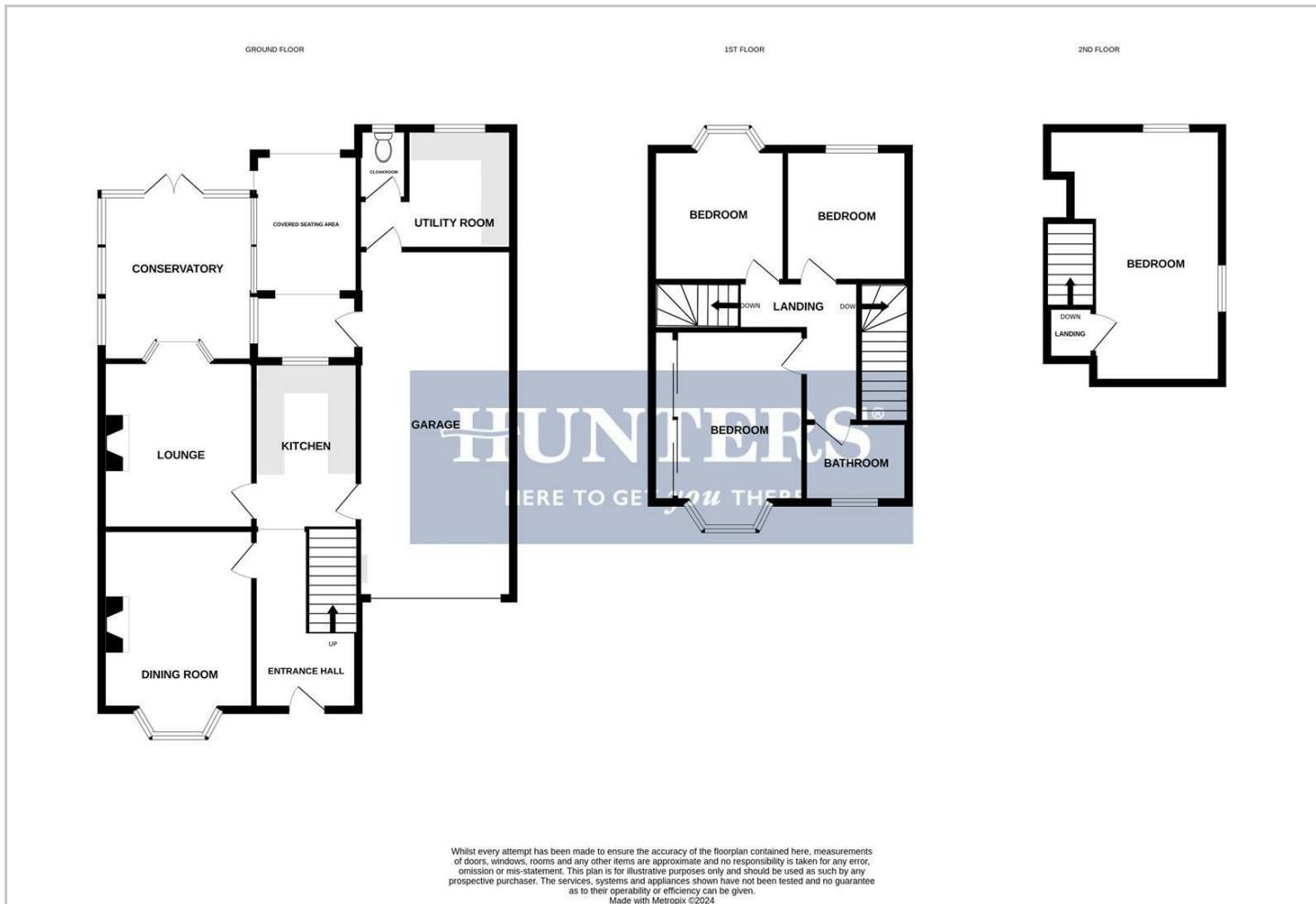
## Hybrid Map



## 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.