

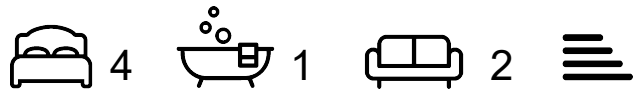
# HUNTERS®

HERE TO GET *you* THERE



## 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

Tel: 01384 443331

## 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.



The floor plan is divided into three sections: GROUND FLOOR, 1ST FLOOR, and 2ND FLOOR.

**GROUND FLOOR:** Features a CONSERVATORY, COVERED SEATING AREA, LOUNGE, KITCHEN, DINING ROOM, and ENTRANCE HALL. A staircase labeled 'UP' is located in the entrance hall. A large blue watermark for 'HUNTERS' is overlaid on the plan.

**1ST FLOOR:** Includes a BEDROOM, BEDROOM, LANDING, BEDROOM, and BATHROOM. A staircase labeled 'DOWN' is located in the landing. A large blue watermark for 'HUNTERS' is overlaid on the plan.

**2ND FLOOR:** Includes a BEDROOM and a LANDING. A staircase labeled 'DOWN' is located in the landing.

**Garage:** A GARAGE is located between the ground and first floors, indicated by a line connecting the entrance hall to the garage area.

**Utility Room:** A UTILITY ROOM is located between the ground and first floors, indicated by a line connecting the kitchen to the utility room.

**Entrance Hall:** An ENTRANCE HALL is located on the ground floor, leading to the lounge, dining room, and entrance hall.

**Conservatory:** A CONSERVATORY is located on the ground floor, adjacent to the lounge.

**Covered Seating Area:** A COVERED SEATING AREA is located on the ground floor, adjacent to the conservatory.

**Staircases:** Staircases are located in the entrance hall (up), landing (down), and landing (down).

**Watermark:** A large blue watermark for 'HUNTERS' is overlaid on the 1st floor plan, with the text 'HERE TO GET YOU THERE' below it.

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**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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