

# HUNTERS®

HERE TO GET *you* THERE



**Moor Street**  
Brierley Hill, DY5 3SP



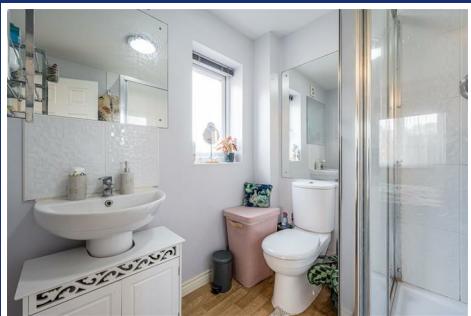
Council Tax: B



# 31d Moor Street

Brierley Hill, DY5 3SP

Offers In The Region Of £265,000



## Front of The Property

There is gated entry, decorative chipping stones, shrubbed boarders 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, storage cupboard, stairs to first floor landing and a central heating radiator.

## Bedroom Five/Study/Office

9'2" x 5'10" ( 2.8m x 1.8m)

With a door leading from the entrance hall, double glazed window to side/front 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 and a central heating radiator.

## Kitchen/Lounge

16'4" x 12'9" (5m x 3.9m)

With a door leading from the entrance hall, a range of modern wall and base units, one and a half stainless steel sink drainer, integrated dishwasher, four burner gas hob with cooker hood above, oven, space for fridge freezer, space for a fridge freezer, plumbing for washing machine, under stairs storage cupboard, double glazed French doors to garden, and a central heating radiator.

## First Floor Landing

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

## Bedroom One

9'10" x 12'9" (3m x 3.9m)

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

## En Suite

6'2" x 5'10" (1.9m x 1.8m)

With a door leading from bedroom one, W/C, hand wash basin into vanity unit, shower unit with waterfall feature, and a double glazed window to side.

## Bedroom Two/Lounge

12'1" x 12'9" (3.68m x 3.89m)

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

## Second Floor Landing

With stairs leading from the first floor landing, doors to various rooms and loft access.

## Bedroom Three

8'2" x 12'5" (2.5 x 3.8)

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

## Family Bathroom

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

With a door leading from the landing, W/C, hand wash basin, shower over bath, double glazed window to side and a central heating radiator.

## Bedroom Four

8'2" x 12'5" (2.5m x 3.8m)

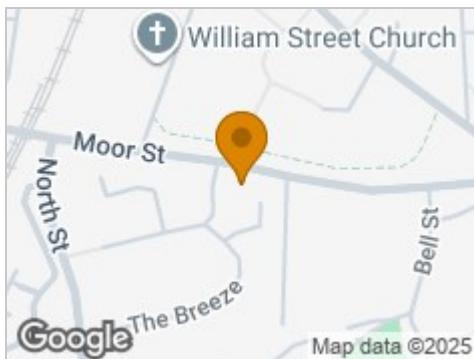
With a door leading from the landing, built in wardrobe, double glazed window to rear and a central heating radiator.

## Garden

With French doors leading from the kitchen/lounge, slab patio, centre lawn, rear slab patio with garden shed, gated side access and rear gated access leading to two allocated parking spaces.



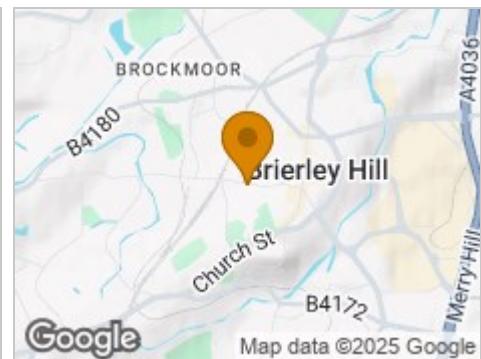
## Road Map



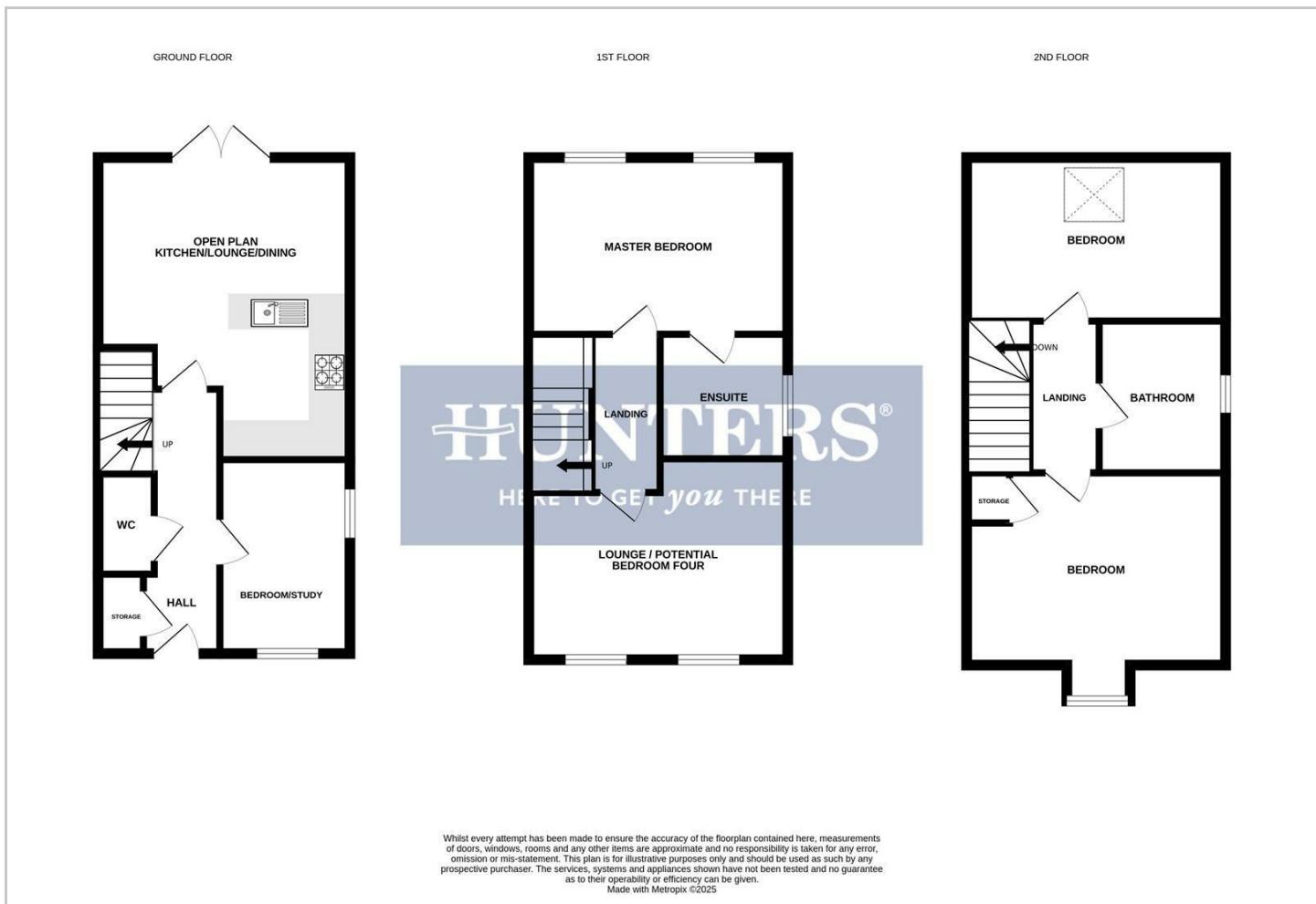
## Hybrid Map



## Terrain Map



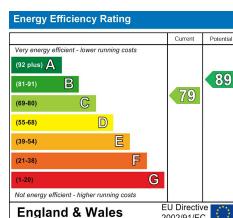
## Floor Plan



## 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.