

HUNTERS[®]

HERE TO GET *you* THERE



Fairview Smithy Lane

, Brierley Hill, DY5 4TN

Asking Price £225,000

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FRONT OF THE PROPERTY

0'0" x 0'0" (0 x 0)

To the front of the property is a chipping stoned driveway and a door leading to the porch.

PORCH

0'0" x 0'0" (0 x 0)

With a double glazed composite door leading from the front, double glazed windows and door to the entrance hall.

ENTRANCE HALL

0'0" x 0'0" (0 x 0)

With a door leading from the porch, stairs to the first floor landing, doors to various rooms and a central heating radiator.

LOUNGE DINING ROOM

9'10" x 20'8" (3 x 6.3)

With a door leading from the entrance hall, double glazed doors to rear, double glazed window to front, recessed spotlights, laminate floor and two central heating radiators.

KITCHEN

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

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, electric oven and hob, extractor fan, one and a half stainless steel sink and drainer, plumbing for washing machine, double glazed door to rear, double glazed window to rear, storage cupboard, door to utility, recessed spotlights and a central heating radiator.

UTILITY ROOM

3'11" x 11'10" (1.2 x 3.6)

With a door leading from the kitchen, double glazed windows, space for appliances and wall mounted boiler.

LANDING

0'0" x 0'0" (0 x 0)

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

BEDROOM ONE

9'10" x 12'2" (3 x 3.7)

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

BEDROOM TWO

9'2" x 9'10" (2.8 x 3)

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

BEDROOM THREE

5'11" x 6'3" (1.8 x 1.9)

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

BATHROOM

0'0" x 0'0" (0 x 0)

With a door leading from the landing, double glazed window to rear, loft access, recessed spotlights, tiled walls and floor, bath with shower over, WC, wash hand basin and a central heating radiator.

GARDEN

0'0" x 0'0" (0 x 0)

Tel: 01384 443331

With access from the kitchen and lounge to a patio area with lawn beyond.



Road Map



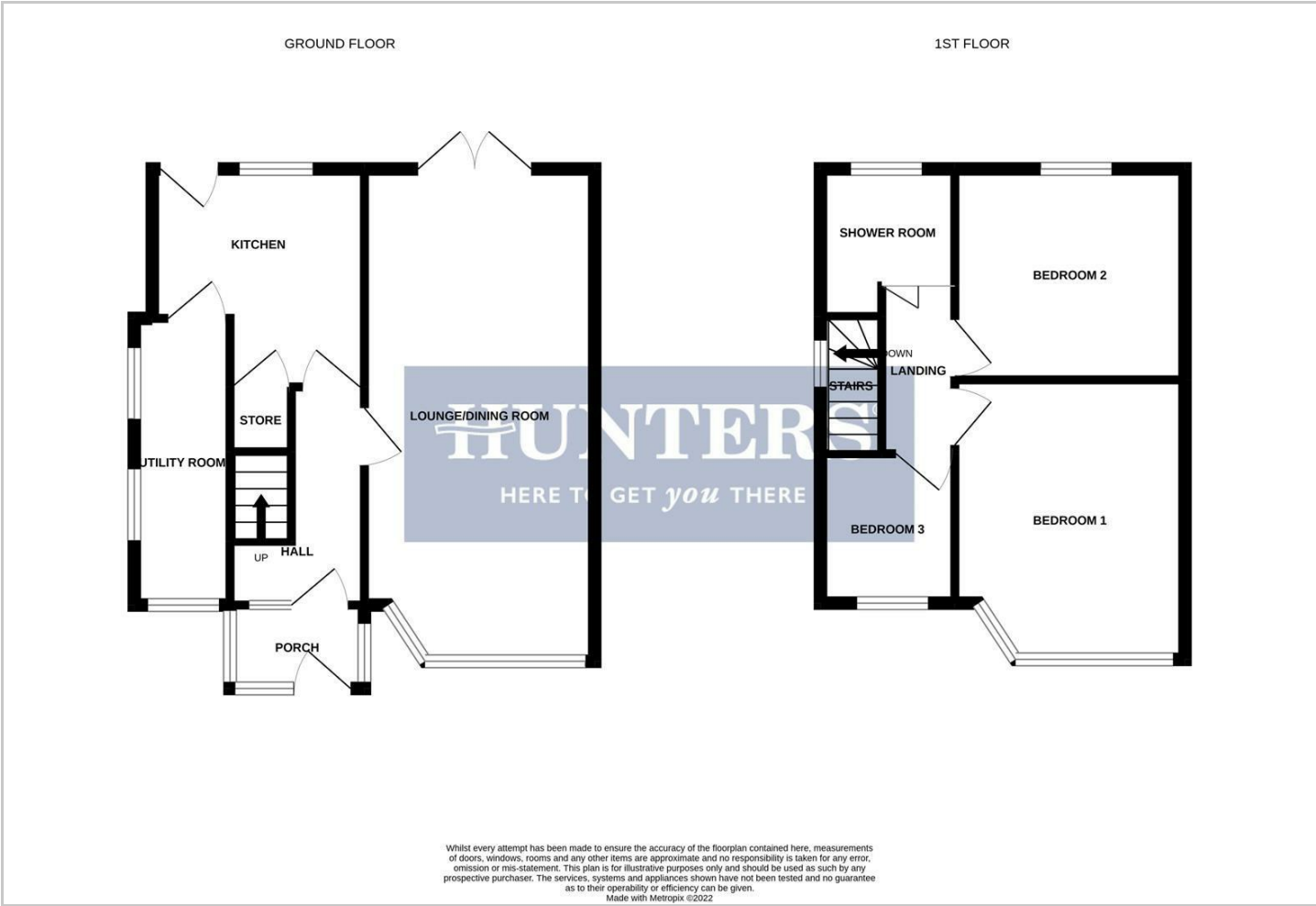
Hybrid Map



Terrain Map



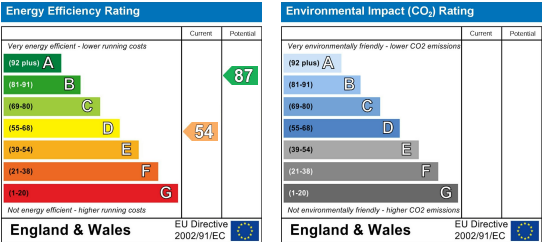
Floor Plan



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.