

# HUNTERS®

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Barbrook Drive

Brierley Hill, DY5 3PZ

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# Barbrook Drive

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£229,950



## Front Of The Property

To the front of the property there is a spacious driveway with slate corner, gated side access and door to the entrance hall.

## Entrance Hall

With a door leading to front, door to lounge, stairs to the first floor landing and a central heating radiator.

## Lounge

14'9" x 10'5" (4.5 x 3.2)

With a door leading from the entrance hall, double glazed window to front, gas fire, laminate floor, door to kitchen and a central heating radiator.

## Kitchen

13'1" x 8'6" (4 x 2.6)

With a door leading from the lounge this modern re fitted kitchen has a range of wall and base units, work surfaces with matching upstands, one and a half sink and drainer, double electric oven, gas hob, space for fridge freezer, window to rear, double glazed doors to conservatory, storage cupboard, opening to utility, tiled floor and a central heating radiator.

## Utility Room

13'9" x 7'6" (4.2 x 2.3)

Opening from the kitchen this modern re fitted utility room has a range of wall and base units, sink, plumbing for washing machine, space for tumble dryer, doors to cloakroom, garage and rear garden, recessed spotlights and a central heating radiator.

## Cloakroom

With a door leading from the utility, WC, wash hand basin, double glazed window to rear, recessed spotlights and a central heating radiator.

## Conservatory

13'9" x 9'6" (4.2 x 2.9)

With double glazed doors from the kitchen, tiled floor, ceiling light and fan, double glazed windows to rear and side, double glazed doors to rear and a central heating radiator.

## Landing

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

### Bedroom One

11'9" x 10'5" (3.6 x 3.2)

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

### Bedroom Two

11'5" x 6'6" (3.5 x 2)

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

### Shower Room

With a door leading from the landing, shower cubicle, WC, wash hand basin, tiled walls, double glazed window to rear and a central heating radiator.

### Garage

12'1" x 8'2" (3.7 x 2.5)

With an up and over door to front, door to utility, power and light.

### Garden

With access from the conservatory and utility room this low maintenance private rear garden has a block paved patio area with chipping stones beyond which are bordered with various shrubs, there is also a gate to the side providing access to the front of the property.

### Tenure

The purchase of the freehold is being bought alongside the sale of the property, the property will be freehold upon completion.





Road Map



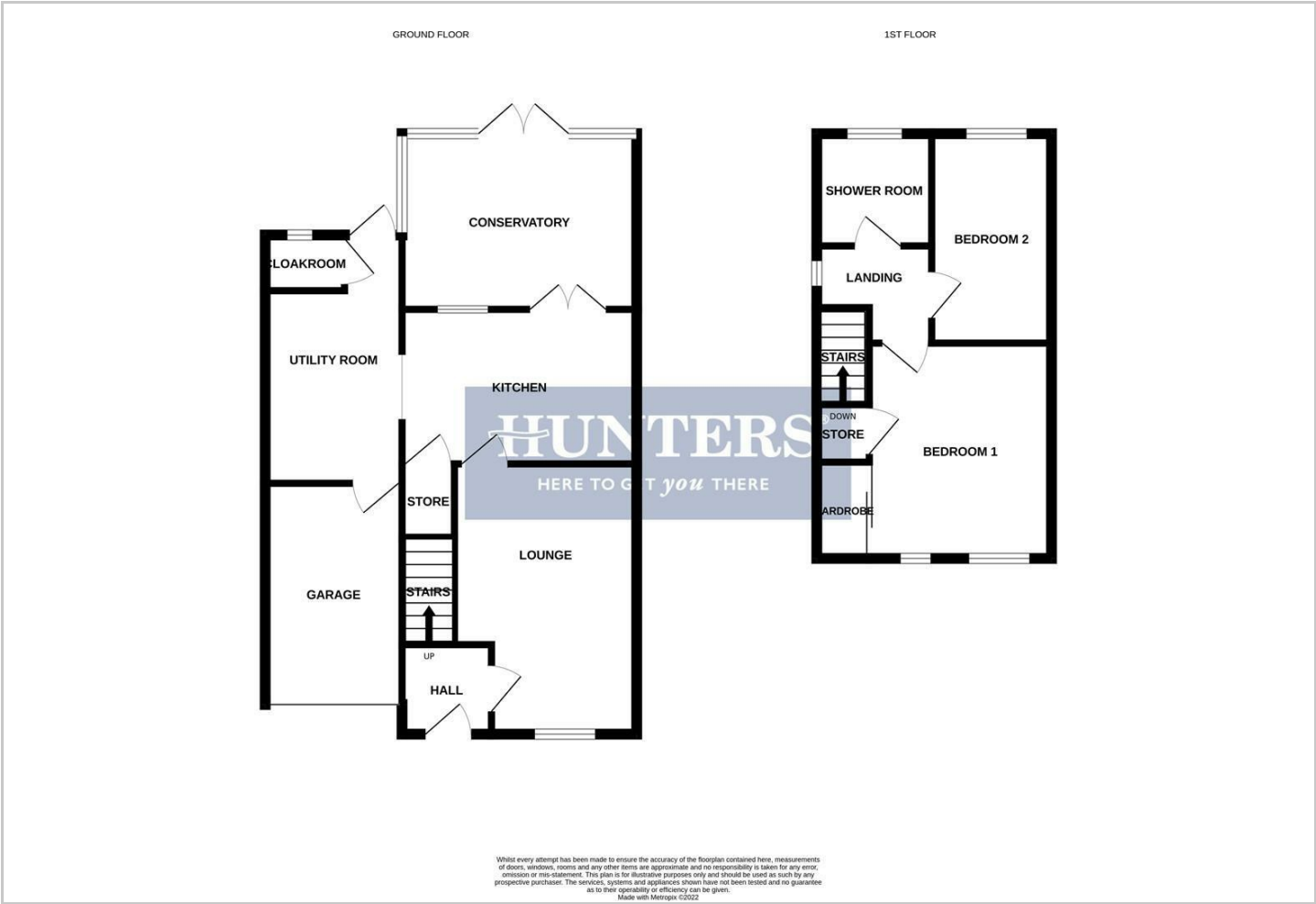
Hybrid Map



Terrain Map

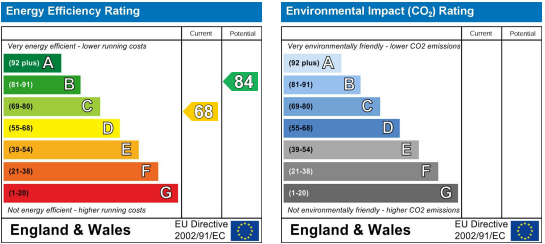


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.