

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Street

Stourbridge, DY8 3UX



Council Tax: B



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£225,000



## Front of the Property

To the front of the property there is a dwarf wall with railings, small path leading to the front door with chipping stones to the side.

## Lounge

11'9" x 11'5" (3.6 x 3.5)

With a double glazed composite door leading from the front of the property, double glazed window to front, gas fire with decorative surround, door to the kitchen breakfast room and a central heating radiator.

## Kitchen Breakfast Room

11'1" x 10'9" (3.4 x 3.3)

With a door leading from the lounge, fitted with a range of wall and base units, work surfaces with tiled splash back, sink and drainer, space for cooker, sink and drainer, tiled floor, useful under stairs storage cupboard, open to the utility, steps with stairs to the first floor landing, double glazed window to rear and a central heating radiator.

## Utility Area

Opening from the kitchen this useful utility area has a double glazed composite door leading to the rear garden, plumbing for washing machine, space for further appliance, wall mounted boiler, tiled floor and a central heating radiator.

## Landing

With stairs leading from the kitchen, loft access and doors to various rooms.

## Bedroom One

11'9" x 11'5" (3.6 x 3.5)

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

## Bedroom Two

7'6" x 6'6" (2.3 x 2)

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

## Bathroom

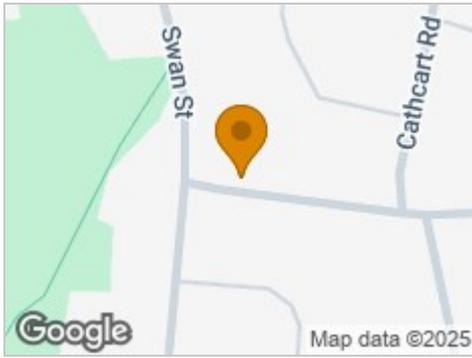
With a door leading from the landing, bath with shower over, WC, wash hand basin set into vanity unit, built in storage cupboard, skylight window to rear, loft access, shaver point and a central heating radiator.

## Garden

With a door from the utility area to a private rear garden which has a block paved patio with long lawn beyond, garden shed to rear and brick built outbuilding.



## Road Map



## Hybrid Map



## Terrain Map

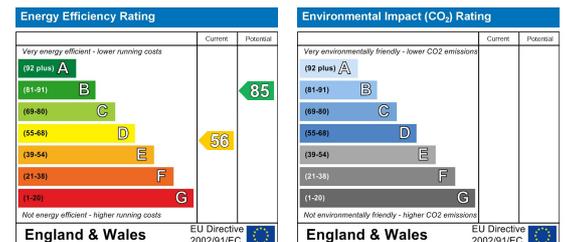


## Floor Plan



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.