

# HUNTERS®

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## Woodland Avenue

Brierley Hill, DY5 1EH



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Offers Over £169,950



## Front of The Property

To the front of the property is block paved driveway, gated side access and 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 lounge and a central heating radiator.

## Lounge

14'1" x 14'1" max (4.3 x 4.3 max)

With a door leading from the entrance hall, feature fire place with gas fire and marble hearth, bay window to front, storage cupboard, door to kitchen diner, laminate floor and a central heating radiator.

## Kitchen Diner

17'0" x 9'10" max (5.2 x 3 max)

With a door leading from the lounge, fitted with a range of wall and base units, work surfaces, tiled splashback, stainless steel sink and drainer, space for appliances, plumbing for washing machine, pantry with new central heating boiler, tiled floor, window to rear and door to rear hall.

## Rear Hall

With a door leading from the kitchen diner and WC, double glazed door to garden and tiled floor.

## WC

With a door leading from the rear hall, WC, tiled walls and floor, window to rear and a central heating radiator.

## Landing

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

## Bedroom One

11'1" x 11'1" max (3.4 x 3.4 max)

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

## Bedroom Two

11'1" x 9'6" max (3.4 x 2.9 max)

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

## Bedroom Three

10'5" x 5'10" (3.2 x 1.8)

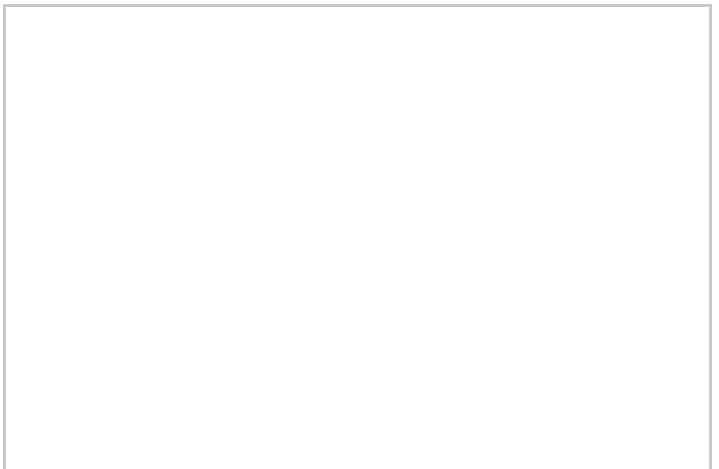
With a door leading from the landing, window to rear and a central heating radiator.

## Shower Room

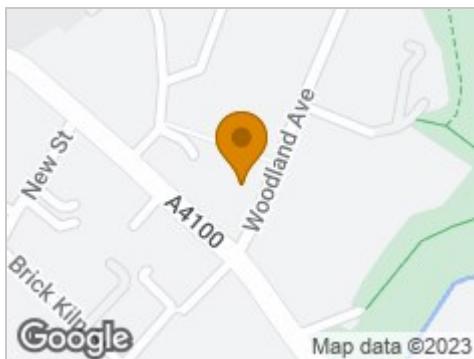
With a door leading from the landing, shower, WC, wash hand basin, tiled splashback, tiled walls, window to front and a central heating radiator.

## Garden

With access from the rear hall to a patio area, decking and gated side access.



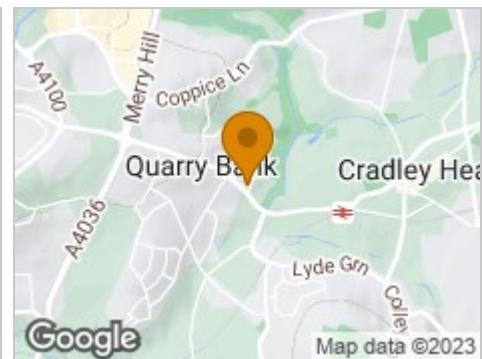
## Road Map



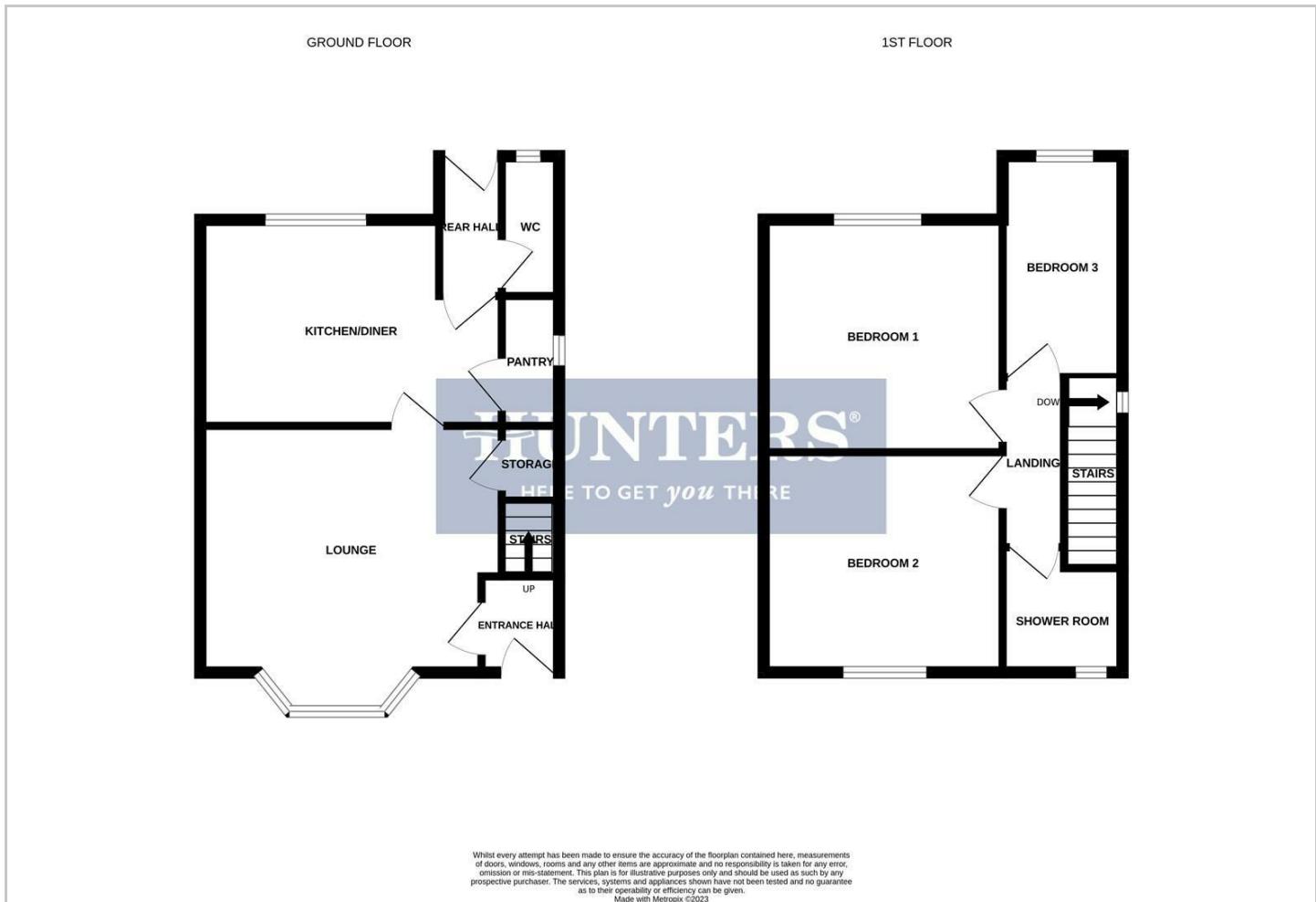
## Hybrid Map



## Terrain Map



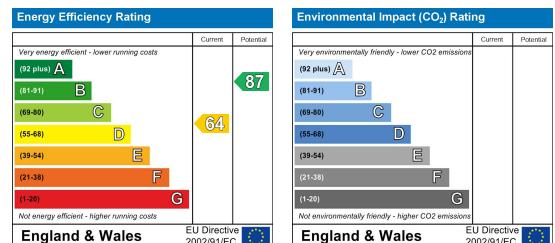
## Floor Plan



## 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.