

# HUNTERS®

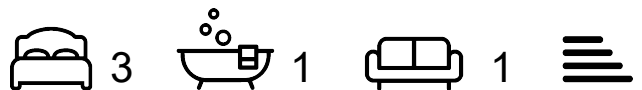
HERE TO GET *you* THERE



**Aldeford Drive**

Brierley Hill, DY5 3JF

£270,000



Council Tax: B





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## Front of the Property

To the front of the property is a tarmac driveway to the left, lawn to the right and a path leading to the double glazed front door.

## Porch

With a double glazed door to the front, storage cupboard, tiled flooring and a door leading to the lounge.

## Lounge

15'7" x 13'1" (4.77 x 4.00)

With a door from the entrance porch, doors leading to various rooms, stairs to the first floor landing, gas fire with a decorative surround, double glazed bay window to the front and a central heating radiator.

## Kitchen/ Dining Room

9'10" x 15'5" (3.00 x 4.70)

With double doors from the lounge, a fitted kitchen with a range of wall and base units, work surface over and tiled splashback, one and a half stainless steel sink and drainer, integrated electric oven, gas hob with stainless steel cooker hood above, space for dishwasher, space for an American style fridge/freezer, space for dining table, double glazed window to the rear, double glazed French doors to the rear, tiled flooring, recess spotlights and a central heating radiator.

## Gym/ Games Room

26'10" x 8'0" (8.19 x 2.44)

With a door from the lounge, double glazed window to the front, recess spotlights, laminate flooring, built in storage cupboard with plumbing for washing machine, space for a tumble dryer, door leading to the cloakroom, double glazed door leading to the rear garden and a central heating radiator.

## WC

With a door from the gym/games room, a WC, wash hand basin with tiled splashback and a double glazed window to the rear.

## Landing

With stairs from the lounge, doors to various rooms, airing cupboard, loft access and a double glazed window to the side.

### Bedroom One

11'1" x 8'8" (3.40 x 2.65)

With a door from the first floor landing, built in storage area, double glazed window to the front and a central heating radiator.

### Bedroom Two

10'5" x 8'8" (3.18 x 2.66)

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

### Bedroom Three

8'6" x 6'9" (2.60 x 2.08)

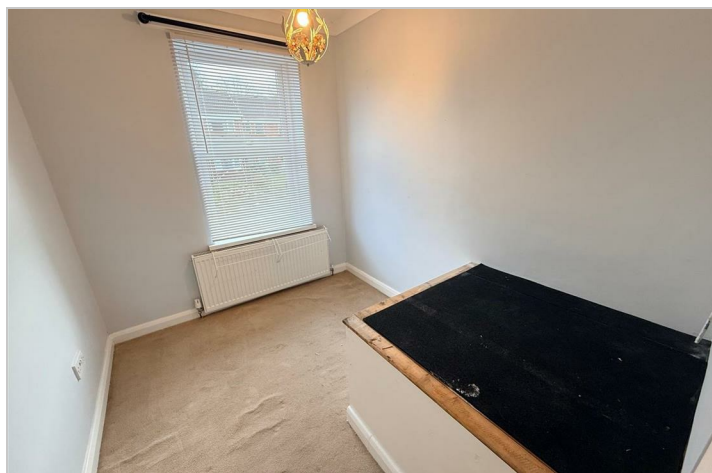
With a door from the first floor landing, double glazed window to the rear and a central heating radiator.

### Bathroom

With a door from the first floor landing, bathtub with a shower over, a WC, wash hand basin, part tiled walls, double glazed window to the rear and a chrome heated towel rail.

### Rear Garden

With double glazed French doors from the kitchen/dining room leading to a patio seating area, decorative chipping stones with a gate leading to summer house and further garden area with garden shed.



Road Map



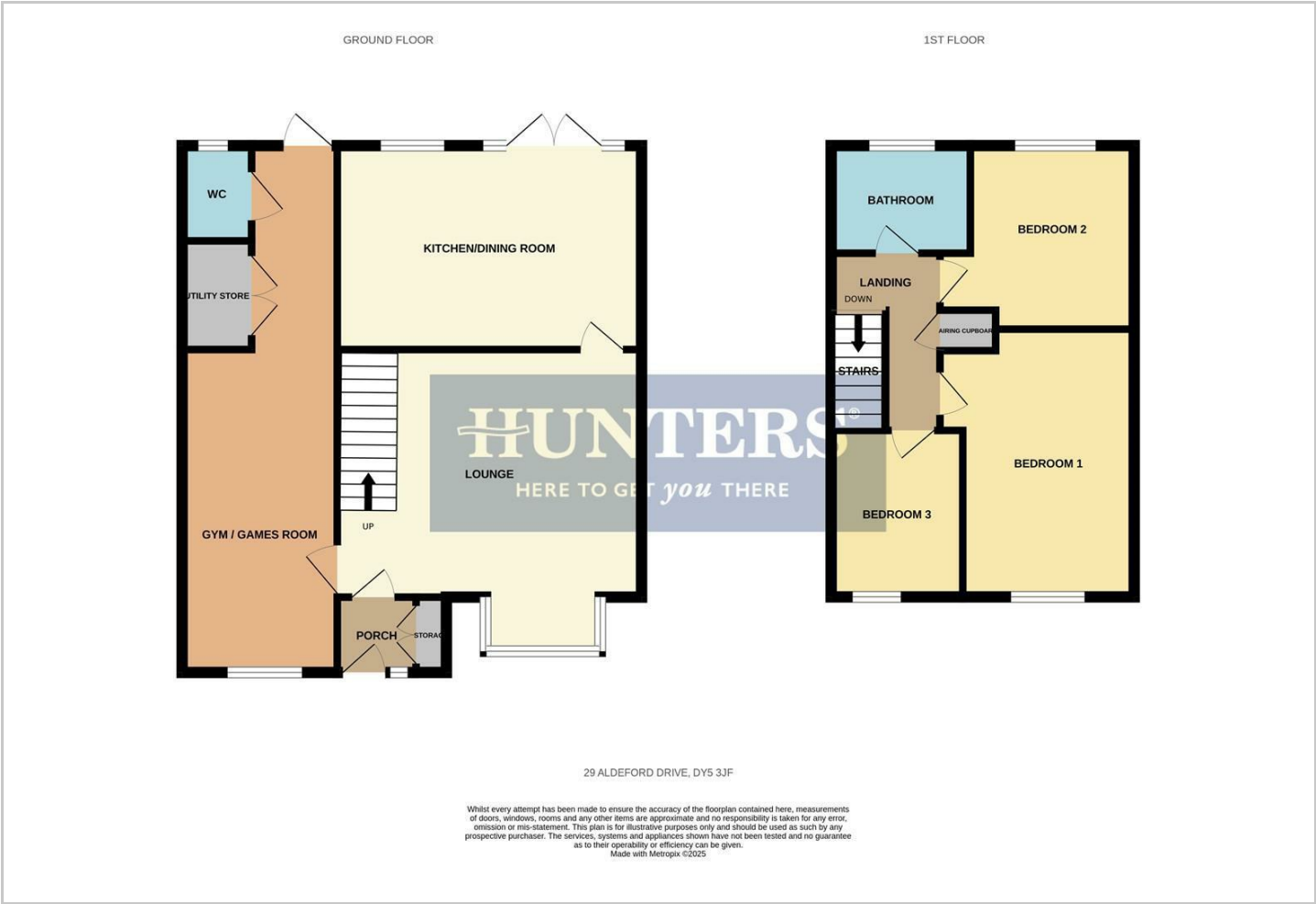
Hybrid Map



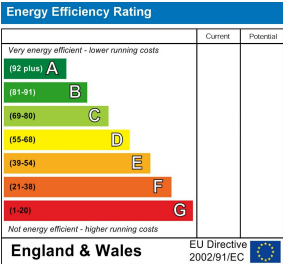
Terrain Map



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.