



Dreadnought Road, Brierley Hill, DY5 4TG

RECENTLY REFURBISHED THREE BEDROOM LINK DETACHED HOME | MODERN FITTED KITCHEN | MODERN FITTED BATHROOM WITH SEPARATE WC | THREE GOOD SIZE BEDROOMS | DRIVEWAY AND GARAGE | LOW MAINTENANCE REAR GARDEN | EPC RATING E

Asking Price: **£220,000 (Offers In Excess Of)**



FRONT OF THE PROPERTY

To the front of the property there is a tarmac driveway with lawn to side.

ENTRANCE HALL

With a double glazed door leading from the front with window, stairs leading to the first floor landing, door to lounge and a central heating radiator.

LOUNGE

max

3.9m x 7.6m

With a door leading from the entrance hall, double glazed bow window to front, sliding door to rear, further door to kitchen and a central heating radiator.

KITCHEN

3.3m x 2.5m

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces, stainless steel sink and drainer, electric oven, space for further appliances, wall mounted boiler, double glazed window to rear, door to pantry and further door to garage.

LANDING

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

WC

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

BATHROOM

With a door leading from the landing, wash hand basin, bath with shower over, fitted shower screen, tiled walls, double glazed window to rear and a central heating radiator.

BEDROOM ONE

2.7m x 3.88m

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

BEDROOM TWO

2.98m x 2.42m

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

BEDROOM THREE

3.02m x 2.05m

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

GARDEN

With a sliding door leading from the lounge to a patio area with lawn beyond.

GARAGE

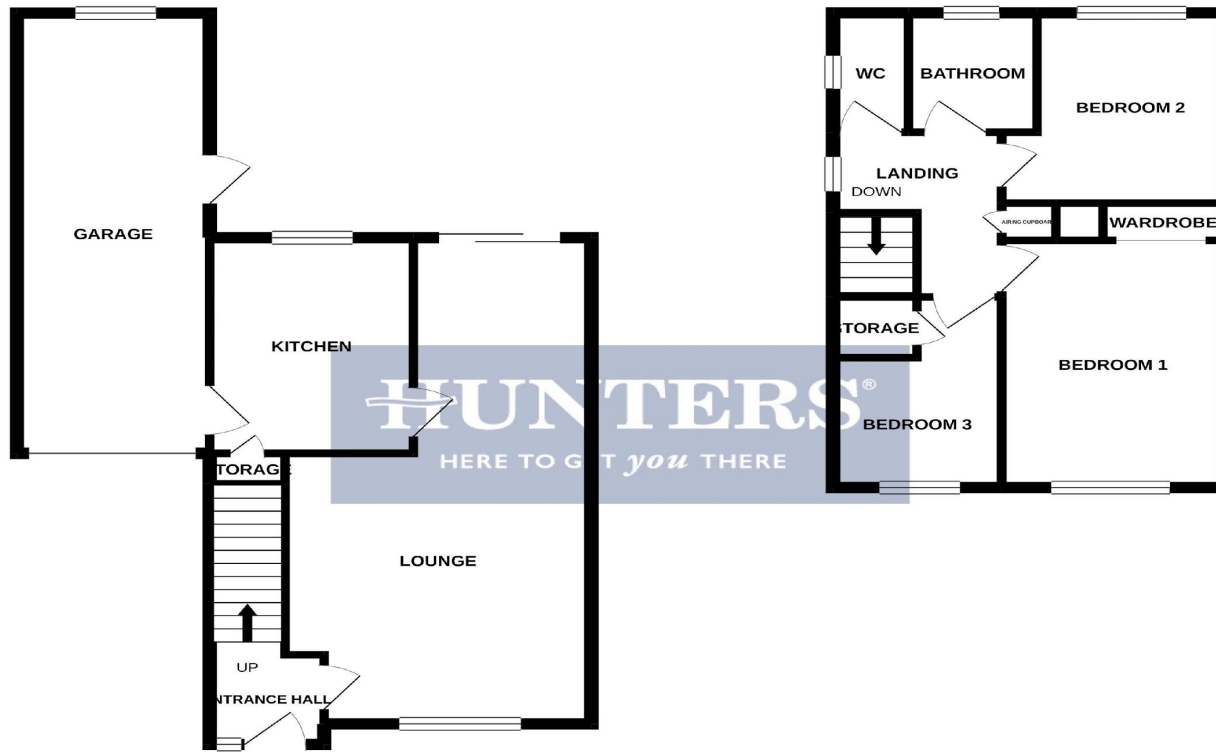
6.9m x 2.37m

With an up and over door to front, door to kitchen, double glazed window to rear and further door to the garden.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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.

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.



01384443331

11a St Johns Road, Stourbridge, DY8 1EJ



stourbridge@hunters.com



VAT Reg. No 234551716 | Registered No: 10018441 | Registered Office: 11a St Johns Road, Stourbridge, DY8 1EJ
Hunters Stourbridge Christie & Bingham Ltd

Do you have a property
to sell or let?