



Broomehill Close, Brierley Hill
Offers Over £340,000

Features:

- Detached Spacious Family Home
- Four Bedrooms
- Spacious Lounge
- Modern Kitchen/ Diner and Utility Room
- Family Bathroom and two En-Suites
- Large rear Garden with Conservatory
- Off road parking
- EPC - rating D

Description:

This four-bedroom ideal family home located in a cul-de-sac location in Stourbridge close to local schools and commuting routes.

The property in brief: Entrance hall with downstairs WC, spacious lounge with fireplace and sliding door access to the conservatory which has space for plenty of furniture and access to the rear garden. Through to the kitchen/diner which benefits from a gas hob, double oven, integrated fridge/freezer, dishwasher and a wine rack. The attached utility room has space for a washer and dryer, as well as having a useful sink and cupboard storage, and access to the rear garden. The study sits to the front of the property and has a built-in desk and filing cabinet.

Upstairs: The most generous master bedroom has two built in wardrobes with mirrored sliding doors as well as a large en suite. Bedroom Two also has an en suite, and bedrooms three and four are both well proportioned. The family bathroom has a white suite and sits to the rear of the property.

Outside: The south west rear garden is extensive in size and offers beautiful views of sunsets on a summer evening. There is both patio for furniture and lawn for children's toys, offering an ideal family balance. To the front, there is off road parking for several cars, as well as a small garden area.

The location of this property is ideal for families due to its close proximity to several local primary and secondary schools. There are ideal commuting links to Birmingham and Stourbridge, and there are several local shops and supermarkets nearby. Merry Hill Shopping Centre is also close by.



Details:

Entrance Hall

Lounge

22' 7" x 11' 6" (6.88m x 3.50m)

Kitchen/Diner

19' 4" x 9' 5" (5.89m x 2.87m)

Utility

8' 6" x 7' 4" (2.59m x 2.23m)

Study

9' 0" x 7' 4" (2.74m x 2.23m)

Conservatory

11' 2" x 10' 6" (3.40m x 3.20m)

WC

6' 9" x 3' 7" (2.06m x 1.09m)

Master Bedroom

12' 1" max x 11' 9" (3.68m x 3.58m)

En-Suite

9' 5" max x 9' 6" (2.87m x 2.89m)

Bedroom Two

18' 2" max x 7' 4" max (5.53m x 2.23m)

En Suite

6' 4" x 4' 7" (1.93m x 1.40m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



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GROUND FLOOR
741 sq. ft. (68.9 sq. m.) approx.

1ST FLOOR
584 sq. ft. (54.3 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained hereon, measurements of doors, windows, rooms and 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.
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