



Hern Road, Brierley Hill
£219,950

Features:

- Three bedroom semi detached
- Pleasant lounge
- Extended kitchen/diner
- Utility room
- Ground floor Wet room with w.c.
- Upgraded family bathroom
- Private driveway for 3 cars
- Storage, gardens. EPC rating D

Description:

An extended, three bedroom semi detached house.

The layout briefly comprises: Enclosed porch, with cupboards aside. Pleasant lounge, with stairs to first floor, under stairs cupboard and laminated flooring. The excellent kitchen/diner has been extended to side, offering ample space for both a breakfast bar and a dining area, with rather attractive black kitchen cabinets with rose gold coloured handles, inset sink to work surfaces, integrated dishwasher and double doors to the garden, (the range style oven and American fridge freezer may be offered by separate arrangement). The original garage has been altered to provide a useful utility room off the kitchen, having plumbing for appliances beneath a work surface and replaced central heating boiler to wall. A separate wet room with w.c. sits beyond this, as well as a small storage area to front, with electric roller shutter door to the driveway.

The first floor is given over to: A good sized bedroom one, double bedroom two and a single bedroom three. The family bathroom has been fitted out with a white suite surrounded by grey wall tiling, there is also useful towel shelving to the side. Outside the front has room for at least 3 cars aside some lawn. The rear garden has paved sun terracing for easier maintenance.

Locally buses run to surrounding areas as well as the Merry Hill shopping centre, there is a convenience shop, takeaways, park, pubs and schooling not far from the property.



Details:

Entrance Porch

Lounge

16' 6" x 13' 4" (5.03m x 4.06m)

Kitchen/Diner

21' 4" x 9' 10" (6.50m x 2.99m)

Utility room

10' 9" max d inc went room x 7' 0" max (3.27m x 2.13m)

Ground Floor Wet Room

6' 0" x 3' 8" (1.83m x 1.12m)

Bedroom 1

13' 5" x 8' 10" (4.09m x 2.69m)

Bedroom 2

11' 3" x 6' 11" (3.43m x 2.11m)

Bedroom 3

8' 0" x 6' 2" (2.44m x 1.88m)

Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Storage to front of original garage

7' 7" x 5' 4" (2.31m x 1.62m)

EPC Rating: D

Council Tax Band: B (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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