



Waterfall Road, Brierley Hill

Offers Over £240,000

Features:

- Truly stunning detached bungalow
- Two double bedrooms
- Striking open plan living space and kitchen
- Heated conservatory
- Feature family bathroom with mood lighting
- 19' garage incorporating utility space
- 5 Car driveway plus space for expansion
- South facing garden with far reaching views. Epc rating D

Description: A striking two double bedroom detached bungalow. Occupying an elevated position on a large corner plot.

The layout briefly comprises: Hallway with designer radiator and cupboard fronted by a woodland frieze. Bedroom two has oak effect floor and window to front. Bedroom one has a large bow window, matching flooring and a generous fitted wardrobe. The bathroom boasts a rain shower head over the 11 jet and mood lighting jacuzzi bath-tub, with a glazed L shaped corner screen aside, and modern sink with draws beneath. The impressive living room is open plan to the kitchen with matching flooring. The area is split by a large breakfast unit, featuring a steel sink, plumbing for a concealed dishwasher and triple recycle bin storage. The contemporary styled units have bronze handles, under cupboard lighting, 700mm cutlery draw, two pan draws and particularly deep corner storage units, built-in oven with microwave above, tower larder unit, Zanussi induction hob with extractor fan above. The kitchen door leads to a South facing conservatory fitted with a double radiator as part of the main heating, it also gives access into the garage, the rear of which is given over to the utility area, with a further sink, work tops, cupboards, plumbing for a washing machine and space for a tumble dryer. **Outside:** Private 5 car driveway, rear garden with a large patio, lawns, shed, green house and water feature. Subject to planning approval, the plot provides space for further expansion. **Other benefits include:** Replaced central heating system, new LED ceiling light, doors and windows replacements to main property, security sensor lighting and exterior water taps to front and rear. (Camera system by separate negotiation). **The location:** Popular for Peter's Hill Primary School and Lye High street for main supermarkets, railway station and a doctors surgery, as well as easily reachable for the main town facilities in Stourbridge and the Merry Hill Shopping Centre.



Details:

Entrance Hallway with storage

Open Plan Living Space

17' 5" x 12' 9" max w (5.30m x 3.88m)

Open Plan Fitted Kitchen

10' 0" x 8' 7" (3.05m x 2.61m)

Heated Conservatory

9' 0" x 4' 6" (2.74m x 1.37m)

Bedroom 1

12' 7" plus wardrobe x 9' 3" (3.83m x 2.82m)

Bedroom 2

9' 2" x 9' 2" (2.79m x 2.79m)

Feature Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Garage (total area)

19' 7" x 7' 10" (5.96m x 2.39m)

(Including) - Utility space

10' 0" x 7' 10" (3.05m x 2.39m)

EPC Rating: D

Council Tax Band: C (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
829 sq.ft. (77.0 sq.m.) approx.



Notes: Every attempt has been made to ensure the accuracy of the floorplan contained here, measurements at doors, windows, corners 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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