



Offers In Excess Of £450,000



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Thirlmere Walk, Brierley Hill

DESCRIPTION

This four bedroom detached home set in the every popular location of 'Lakeside' has been well maintained and improved over the years, providing the perfect buy for growing families. The accommodation comprises:- entrance porch, hallway, downstairs cloakroom, lounge and spacious fitted kitchen/breakfast room. To the first floor there are four bedrooms with en-suite to the master and a family bathroom. Additional benefits include, gas central heating and double glazing. To the external there is a driveway providing off road private parking leading to the garage and a large enclosed garden to rear.



ROOMS

The Front of The Property

There is a tarmacadam driveway, decorative chipping stones, EV charging point, gated side access and a double glazed door to porch.

Porch

With a double glazed door leading from the front of the property, door to entrance hall, double glazed window to front and a central heating radiator.

Entrance Hall

With a door leading from the porch, doors to various rooms, stairs to first floor landing, and a central heating radiator.

Downstairs Cloakroom

With a door leading from the entrance hall, W/C, hand wash basin, tiled splashback, double glazed window to front and a chrome heated towel rail.

Lounge

12'9" x 15'8"

With a door leading from the entrance hall, media wall with integrated electric fireplace, storage cupboards, double glazed window to rear and a central heating radiator.

Kitchen / Dining Room

24'3" x 11'9"

With a door leading from the entrance hall, a range of modern wall and base units, one and a half stainless steel sink drainer, double oven, electric hob with stainless steel cooker hood above, plumbing for washing machine, integrated dishwasher and fridge freezer, recessed spotlights, french doors to garden, double glazed window to front and side and a central heating radiator.

Landing

With stairs leading from the entrance hall, doors to various rooms, storage cupboard, loft access, double glazed window to side and a central heating radiator.

Bedroom Four

7'2" x 7'6"

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

Bedroom Three

10'5" x 11'1"

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

Family Bathroom

7'2" x 7'2"

With a door leading from the landing, W/C, hand wash basin into vanity unit, tiled splashback, shower over bath, shower screen, double glazed window to front and a central heating radiator.

Bedroom Two

10'9" x 10'2"

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

Bedroom One

10'2" x 13'1"

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

En suite

With a door leading from bedroom one, W/C, hand wash basin into vanity unit, splashback, shower unit with waterfall feature, double glazed window to side and a chrome heated towel rail.

Garden

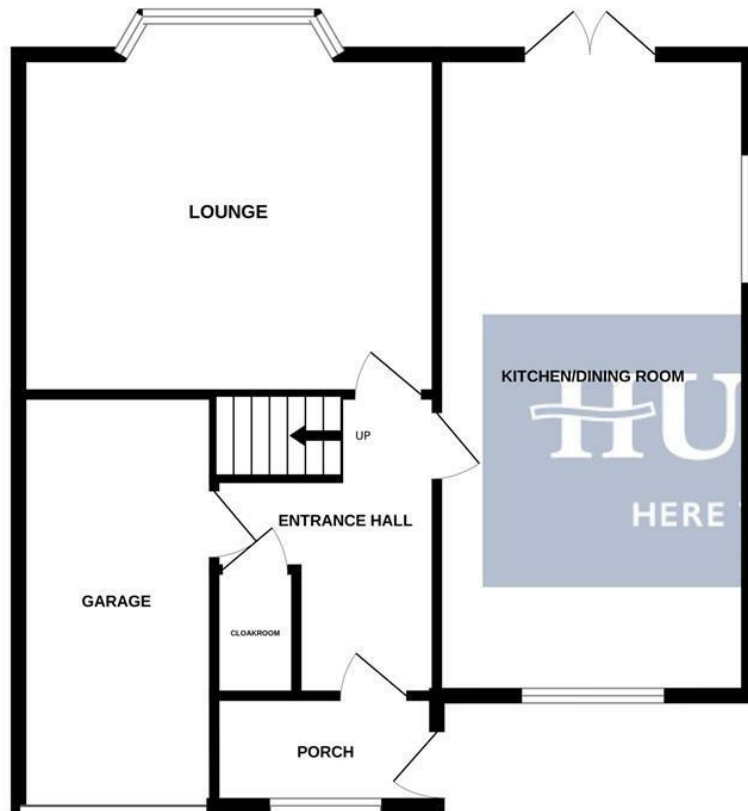
With french doors leading from the kitchen/dining room, slab patio, rear lawn, shrubs and gated side access.

Garage

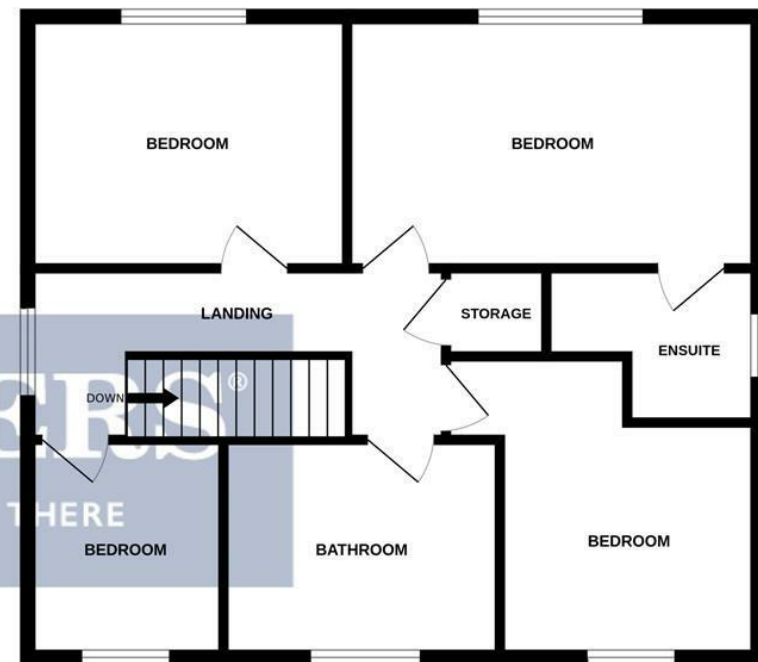
17'0" x 7'6"



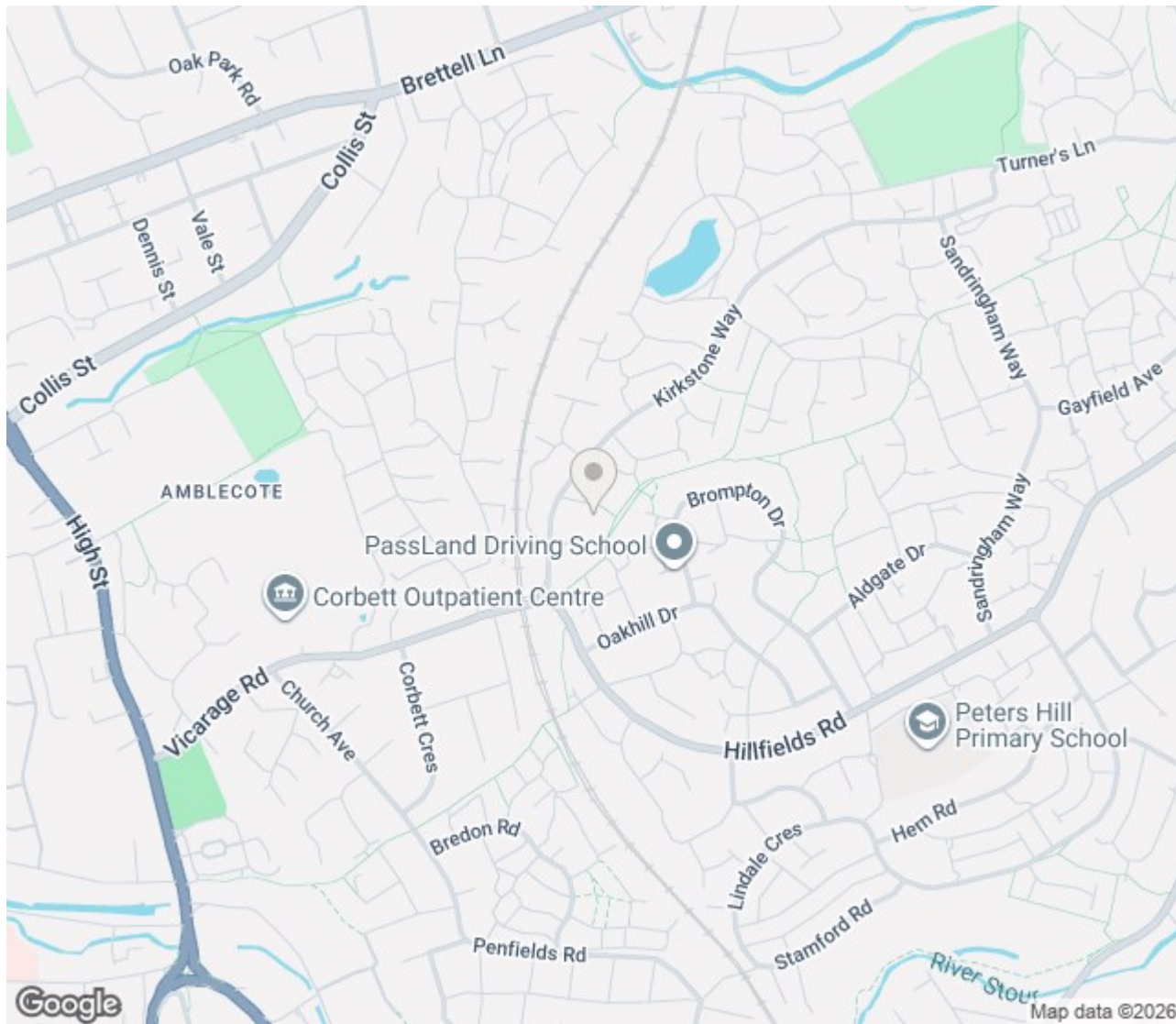
GROUND FLOOR



1ST FLOOR







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.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.