

HUNTERS®

HERE TO GET *you* THERE



Banners Lane

Halesowen, B63 2AU

Offers Over £355,000



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Front of the Property

To the front of the property is a block paved driveway, with chipping stones and mature shrubs inset, an outdoor light, up and over garage door leading to the garage and a double glazed composite door leading to the porch.

Porch

5'6" x 3'7" (1.7 x 1.1)

With a double glazed composite door leading from the front, tiled flooring, double glazed windows and double glazed composite door leading to the entrance hall.

Entrance Hall

5'10" x 16'0" (1.8 x 4.9)

With a double glazed composite door from the porch, stairs to the first floor landing with panelling, wooden flooring, storage cupboard under the stairs, coving and a central heating radiator.

Dining Room

11'5" x 10'5" (3.5 x 3.2)

With a door from the entrance hall, space for dining table, laminate flooring, coving, double glazed bay window to the front and a central heating radiator.

Lounge

11'5" x 11'1" (3.5 x 3.4)

With a door from the entrance hall, space for seating, a feature fireplace with log burner and slate hearth, laminate flooring, coving, double glazed window and door to the rear and a central heating radiator.

Kitchen

5'10" x 12'1" (1.8 x 3.7)

With a door from the entrance hall, high gloss soft close mounted wall and base units with worktops over, upstands, one and a half sink and drainer, integrated oven, induction hob, integrated fridge, integrated dishwasher and plumbing for washing machine, double glazed window to side and rear, double glazed door to side and a vertical column radiator.

Landing

With stairs from the entrance hall, doors to various rooms and a double glazed window to the side.

Bedroom One

11'5" x 11'1" (3.5 x 3.4)

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

Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

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

Bedroom Three

5'10" x 6'2" (1.8 x 1.9)

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

Bathroom

With a door from the landing, bath tub with a waterfall shower head and a separate shower head attachment, shower screen, wash hand basin set into vanity unit, tiled flooring, part tiled walls, extractor fan, double glazed window to rear and a central heating towel rail.

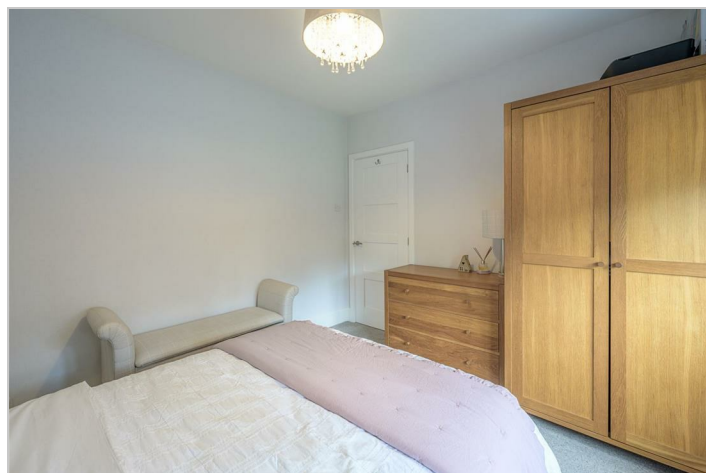
Garage

9'6" x 16'0" (2.9 x 4.9)

With an up and over garage door from the front of the property, storage space, space for freezer, wall mounted central heating boiler and a double glazed door to the rear leading to the garden.

Garden

With a double glazed door from the kitchen, lounge and garage, decked seating area with decorative railings, space for garden shed, power and outdoor light, steps down to lawn area with mature shrubs, chipping stones and an outside tap.



The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR

- KITCHEN**: Located at the top left of the ground floor.
- LOUNGE**: Located below the kitchen.
- DINING ROOM**: Located below the lounge.
- ENTRANCE HALL**: Centrally located, containing a staircase labeled 'UP'.
- PORCH**: Located at the bottom center, leading into the entrance hall.
- GARAGE**: A large central space, partially obscured by a blue banner.
- STORAGE CUPBOARD**: Located between the kitchen and the garage.

1ST FLOOR

- BEDROOM 1**: Located at the top right.
- BEDROOM 2**: Located in the middle right.
- BEDROOM 3**: Located at the bottom right.
- BATHROOM**: Located at the top right, adjacent to Bedroom 1.
- LANDINGS^{WIN}**: A central landing area with a window and stairs leading down.

A large blue banner with the text **HUNTERS®** and *HERE TO GET you THERE* is overlaid across the central part of the plan, covering the garage and parts of the ground and first floors.

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.
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Energy Efficiency Rating

Very energy efficient - lower running costs

Current Potential

85

59

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current Potential

85

59

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2010/31/EC

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