

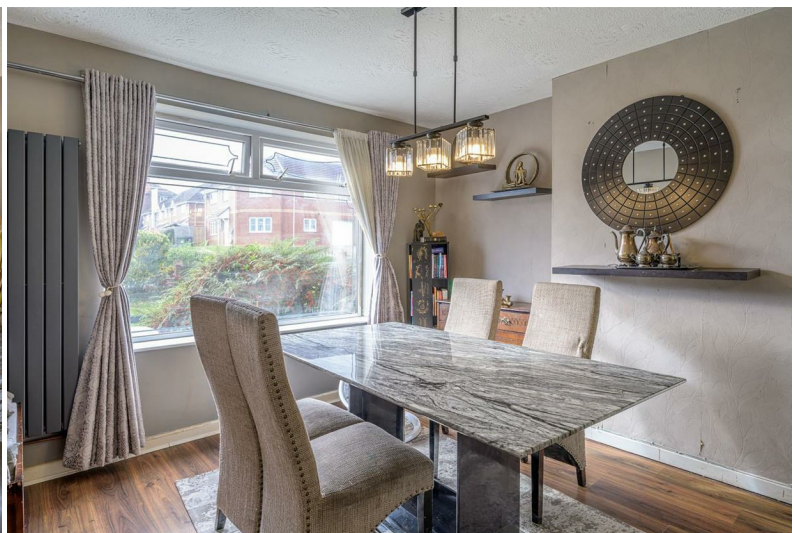
HUNTERS®

HERE TO GET *you* THERE



Meres Road

Halesowen, B63 2EW



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£250,000



Front of The Property

To the front of the property there is a large concrete-print driveway with lawn to side, mature shrubs, decorative stones, up and over door to garage and EV charging point.

Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, storage cupboard, door to lounge diner and open to kitchen breakfast room, wooden floor, double glazed window to front and a central heating radiator.

Lounge Diner

22'3" x 11'9" max (6.8 x 3.6 max)

With a door leading from entrance hall, space for seating and dining, laminate floor, double glazed window to front, further double glazed patio doors to rear garden and two column central heating radiators.

Kitchen Breakfast Room

9'10" x 11'9" max (3 x 3.6 max)

Open from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, space for Rangemaster-style cooker and American fridge freezer, wooden breakfast bar, space for dishwasher, wooden floor, door to garage, double glazed window to rear and a vertical column central heating radiator.

Landing

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

Bedroom One

12'1" x 10'2" max (3.7 x 3.1 max)

With a door leading from landing, storage cupboard, double glazed window to rear and two central heating radiators.

Bedroom Two

8'10" x 8'2" (2.7 x 2.5)

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

Bedroom Three

10'5" x 9'2" (3.2 x 2.8)

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

Bathroom

With a door leading from landing, bath with waterfall shower head and separate shower attachment, fluted shower screen, WC, wash hand basin set into vanity unit, tiled splashback, part tiled walls and tiled floor, double glazed window to front and a central heating towel rail.

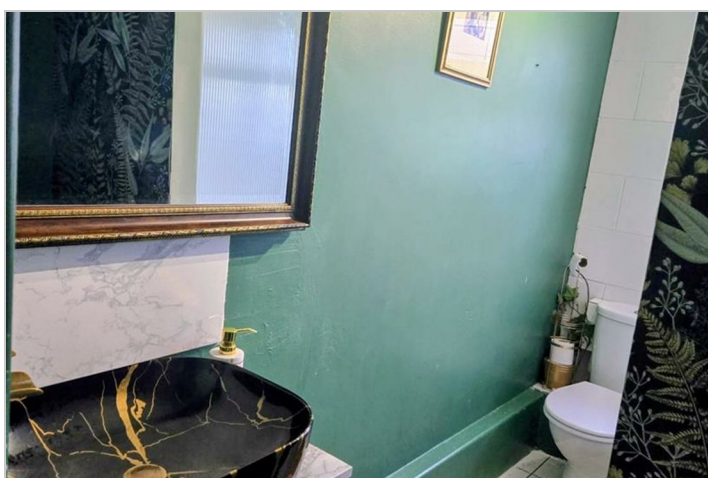
Garage

21'7" x 8'6" (6.6 x 2.6)

With up and over door leading from the front of the property, useful storage space, plumbing for washing machine, space for tumble dryer and chest freezer, tap and window and door to rear garden.

Garden

With double glazed patio doors leading from lounge diner to a patio seating area, lawn, mature shrub borders and trees and door to garage.



Road Map



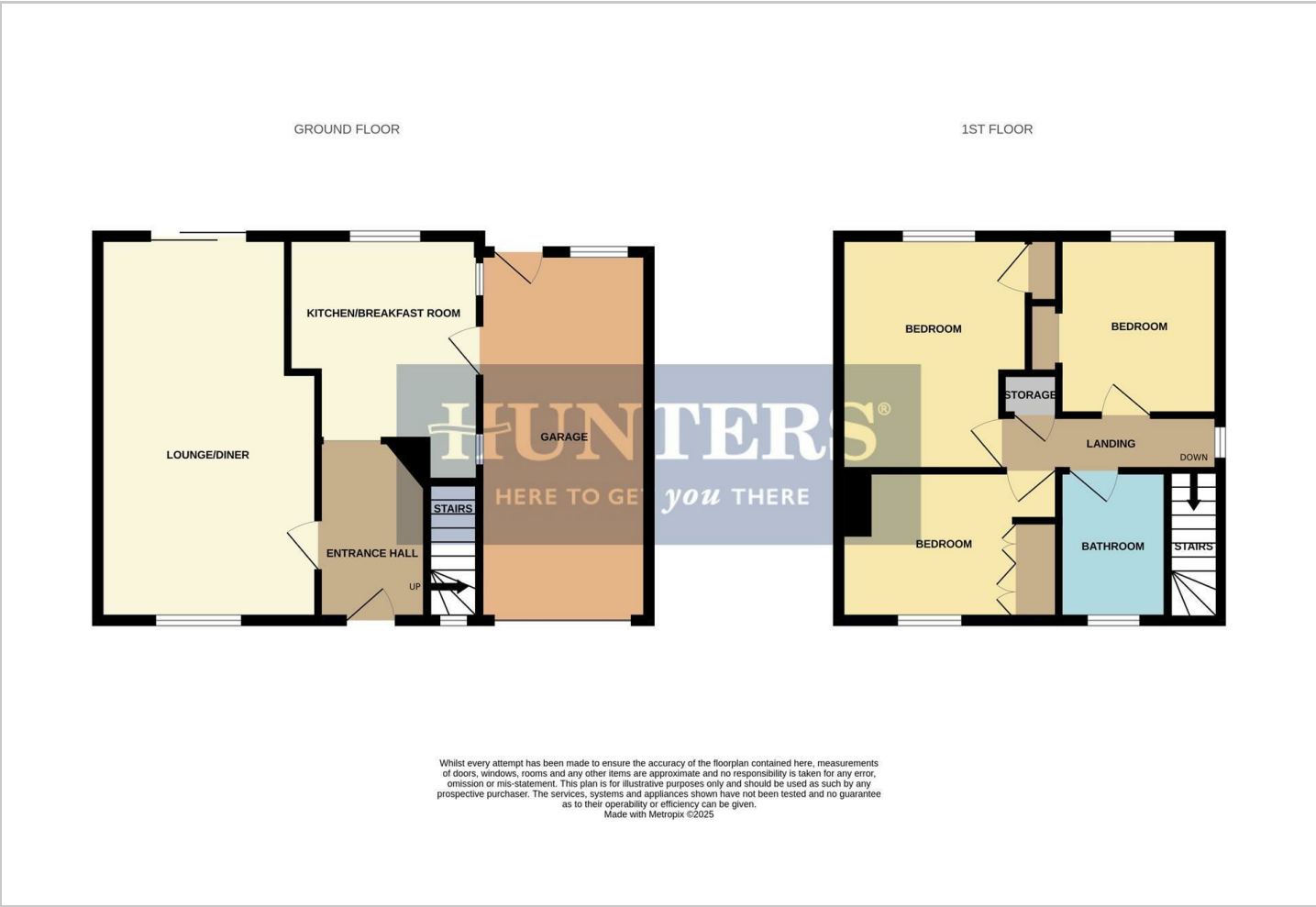
Hybrid Map



Terrain Map



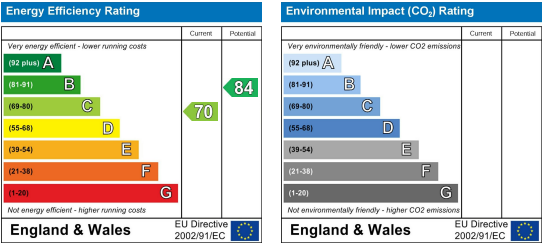
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.