

# HUNTERS®

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## Rosemary Road

Halesowen, B63 1BN





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## Offers Around £495,000



### Front Of The Property

With a tarmac driveway providing parking for ample cars, double glazed doors leading to entrance hall and further double glazed door leading to side entry.

### Porch

With double glazed doors leading from the front of the property, two double glazed windows to side, tiled floor and further double glazed door leading to entrance hall.

### Entrance Hall

With double glazed door leading from the porch, stairs to first floor landing, wooden floor, storage cupboard, picture rail and a central heating radiator.

### Lounge

12'1" x 11'9" (3.7 x 3.6)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with open fire, wooden floor, double glazed window to front and a central heating radiator.

### Dining Room

15'5" x 7'10" (4.7 x 2.4)

With a door leading from the entrance hall, space for dining table, wooden floor, picture rail, wall lights, double glazed window to front and a central heating radiator.

### Living Room

13'5" x 11'9" (4.1 x 3.6)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with gas fire, wooden floor, double glazed french doors leading to rear and a central heating radiator.

### Kitchen Diner

17'8" x 11'9" max (5.4 x 3.6 max)

With doors leading from the entrance hall and utility/ downstairs cloakroom, fitted with a range of matching shaker-style wall and base units, work surfaces and matching upstands, stainless steel sink and drainer, integrated fridge freezer, dishwasher, plumbing for washing machine, space for rangemaster-style cooker with extractor hood over, recessed spotlights, herringbone floor double glazed windows and door to rear, skylight window and a vertical column central heating radiator.

### Utility/ WC

14'5" x 11'5" (4.4 x 3.5)

With a door leading from kitchen diner, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled floor, herringbone floor and a column central heating towel rail.

### Landing

With stairs leading from the entrance hall, split level landing and doors to various rooms.

## Master Bedroom

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

With doors leading from the landing and dressing room, wooden floor, picture rail, recessed spotlights, double glazed window to front and a central heating radiator.

## Dressing Room

With doors leading from master bedroom and en suite, recessed spotlights, tiled floor, double glazed window to rear and a central heating radiator.

## En Suite

With a door leading from the dressing room, double walk in shower with waterfall shower head, separate shower attachment, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

## Bedroom Two

13'5" x 11'9" (4.1 x 3.6)

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

## Bedroom Three

11'9" x 11'9" (3.6 x 3.6)

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

## Bedroom Four

15'5" x 7'10" (4.7 x 2.4)

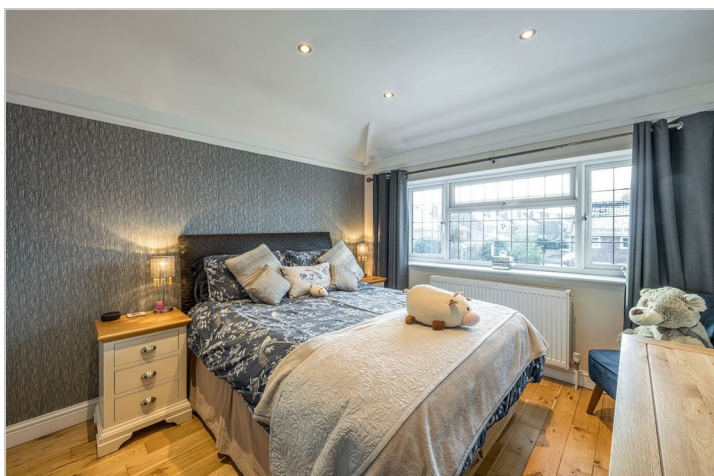
With a door leading from the landing, wooden floor, picture rail, double glazed window to front and a central heating radiator.

## Bathroom

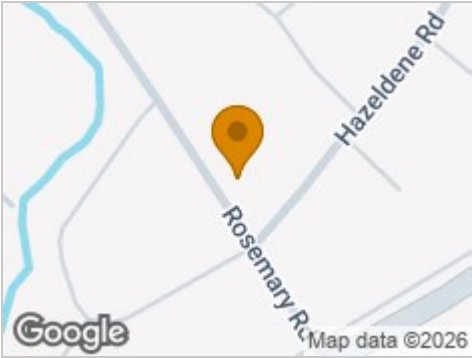
With a door leading from the landing, bath with shower attachment and splashback, corner shower with waterfall shower head, shower screen, WC, wash hand basin with tiled splashback, recessed spotlights, two double glazed windows to rear and a chrome central heated towel rail.

## Garden

With double glazed doors leading from the living room and utility to a patio seating area, artificial lawn and shrub borders.



Road Map



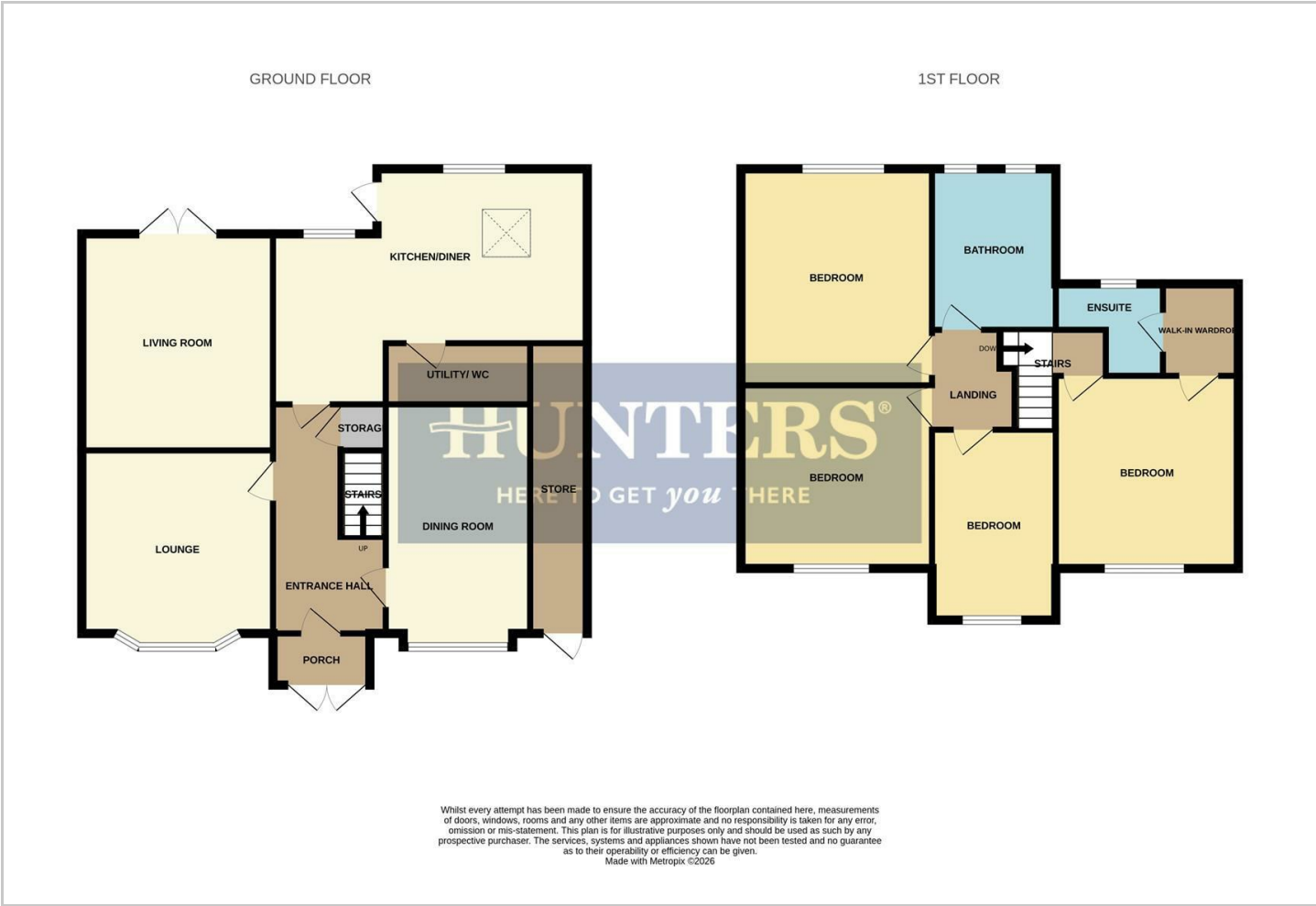
Hybrid Map



Terrain Map



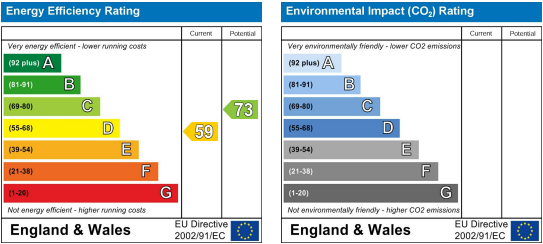
Floor Plan



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.