HUNTERS®

HERE TO GET *you* THERE



Hawne Lane

Halesowen, B63 3RN

3 1 1





35 Hawne Lane

Halesowen, B63 3RN

Offers Over £265,000





Front of The Property
To the front of the property beyond dwarf wall is a tarmac driveway, gated side access to rear garden and double glazed door to porch.

Porch
With a double glazed door leading from the front of the property and further door to entrance hall.

Entrance Hall
With a door leading from porch, stairs to first floor landing with storage cupboard, doors to various rooms and a central heating radiator.

Lounge
16'8" x 9'10" max (5.1 x 3 max)
With a door leading from entrance hall, feature fire place with electric fire, exposed wooden floor boards, double glazed bay window to front and a central heating radiator.

Kitchen Diner
16'4" x 16'4" max (5 x 5 max)
With doors leading from entrance hall and utility, fitted with a range of matching wall and base units, granite worksurfaces and matching upstands, space for Rangemaster-style cooker with stainless steel cooker hood over, one and a half sink and drainer, space for American fridge freezer, recessed spotlights, space for dining table, part herringbone floor, double glazed windows to side and rear a central heating radiator.

Utility
8'6" x 6'10" max (2.6 x 2.1 max)
With doors leading from kitchen diner and WC, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and double glazed door to rear garden.

WC
With a door leading from utility, WC, wash hand basin and double glazed window to rear.

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

Bedroom One
12'1" x 9'10" max (3.7 x 3 max)
With a door leading from landing, double glazed bay window to front and a central heating radiator.

Bedroom Two
12'1" x 9'10" max (3.7 x 3 max)
With a door leading from landing, double glazed window to rear and a central heating radiator.

Bedroom Three
8'10" x 5'10" (2.7 x 1.8)
With a door leading from landing, double glazed window to front and a central heating radiator.

Bathroom
With a door leading from landing, double walk-in shower with waterfall shower head and separate shower attachment, bath with shower attachment, WC, wash hand basin, part tiled walls, double glazed window to rear and a chrome central heating towel rail.

Garden
With a double glazed door leading from utility to a patio seating area, well maintained lawn, brick-built garden store/workshop, shrub borders and gated side access leading to the front of the property.









Road Map



Hybrid Map



Terrain Map



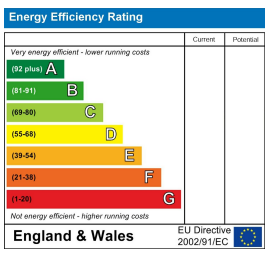
Floor Plan

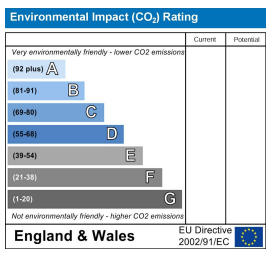


Viewing

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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com