

# HUNTERS®

HERE TO GET *you* THERE



## Hamilton Avenue

Halesowen, B62 8SJ





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Offers In Excess Of £425,000



## Front of The Property

To the front of the property accessed off a private drive leads to a generous size tarmac driveway providing parking for four cars, decorative chipping stones, double glazed door to entrance hall and gated side access to rear garden.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, storage cupboard with alarm panel, door to lounge and a vertical column central heating radiator.

## Lounge

14'5" x 11'1" max (4.4 x 3.4 max )

With doors leading from entrance hall and dining room, space for seating, feature fire place with gas fire, double glazed bow window to front and a central heating radiator.

## Dining Room

16'0" x 8'2" (4.9 x 2.5 )

With doors leading from lounge and kitchen, space for dining table, laminate floor, double glazed french doors to rear and a central heating radiator.

## Kitchen

16'0" x 7'6" (4.9 x 2.3 )

With doors leading from dining room and garage, fitted with a range of matching wall and base units with worksurfaces over, one and a half stainless steel sink and drainer with tiled splashback, newly installed eye-level oven and grill, separate electric hob with stainless steel cooker hood over, pull-out corner units, integrated dishwasher, space for fridge freezer, storage cupboard, tiled floor, recessed spotlights, double glazed window to rear and a central heating radiator.

## Landing

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

## Bedroom One

13'9" x 9'10" max (4.2 x 3 max )

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

### Bedroom Two

11'5" x 9'10" max (3.5 x 3 max )

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

### Bedroom Three

12'9" x 7'6" (3.9 x 2.3 )

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

### Bedroom Four

6'10" x 9'2" max (2.1 x 2.8 max )

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

### Shower Room

With a door leading from landing, walk-in double shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, extractor, double glazed window to rear and a chrome central heating towel rail.

### Garage

33'9" x 7'10" (10.3 x 2.4)

With a door leading from kitchen, matching wall and base units with worksurfaces over, one and a half stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, useful storage space, light, power, doors to front and double glazed door to rear garden.

### Rear Garden

With double glazed doors leading from dining room and garage to a patio seating area, raised well maintained lawn, mature shrubs, tap, shed and gated side access leading to the front of the property.



Road Map



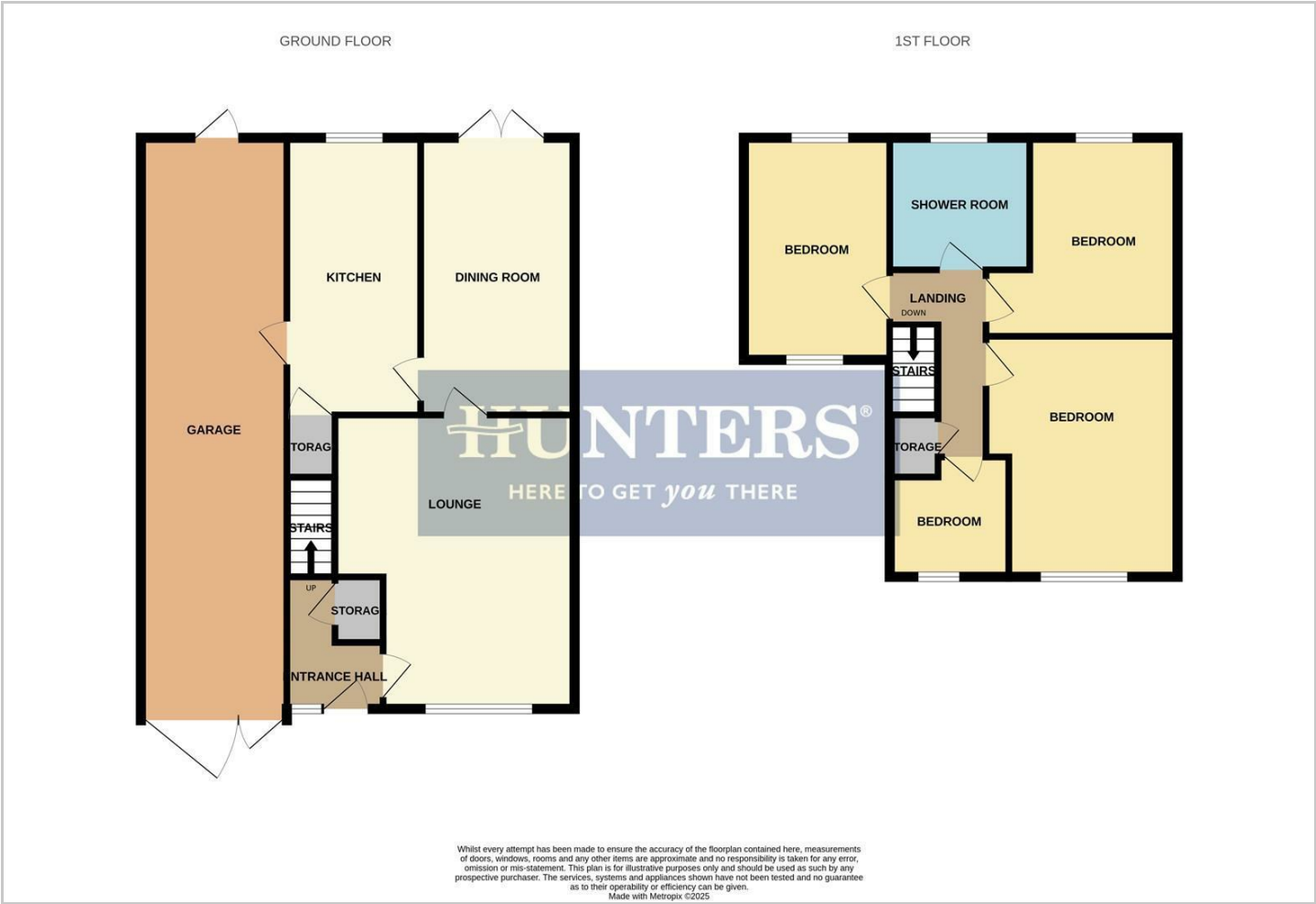
Hybrid Map



Terrain Map



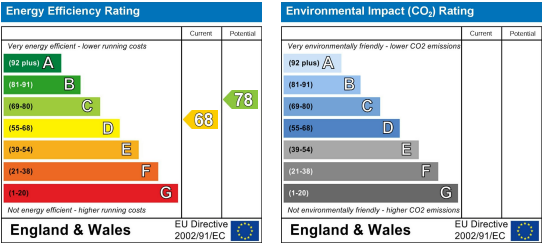
Floor Plan



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.