

# HUNTERS®

HERE TO GET *you* THERE



## Haden Hill Road

Halesowen, B63 3NQ



# Haden Hill Road

Halesowen, B63 3NQ

£250,000



## Front of The Property

To the front of the property there is a block paved driveway, access to shared entry with gate leading to rear garden, storm porch and outside light.

## Porch

With a double glazed door leading from the front of the property, tiled floor, dado rail, decorative panelling, feature stained glass window and door leading to entrance hall.

## Entrance Hall

12'1" x 2'11" (3.7 x 0.9)

With doors leading from porch and lounge diner, stairs to first floor landing, tiled floor, coving, picture rail, feature arch and a central heating radiator.

## Lounge Diner

23'7" x 12'5" (7.2 x 3.8)

With doors leading from entrance hall and kitchen, comfortable space for seating and dining, feature fire place with fitted gas fire and tiled hearth, exposed feature beams, laminate flooring, double glazed bay window to the front with bespoke fitted shutters, double glazed window and door to rear and a vertical column radiator.

## Kitchen

15'1" x 8'2" (4.6 x 2.5)

With a door from the lounge dining room, fitted shaker-style kitchen with a range of wall and base units, worktop over, ceramic one and a half bowl sink and drainer with tiled splashback, integrated oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge freezer, pull out bin store, recessed spotlights, laminate flooring, access to cellar, double glazed window to the side and a column radiator.

## Garden Room

10'2" x 9'10" max (3.1 x 3 max)

With a door from kitchen, space for seating, doors to various rooms, laminate flooring, double glazed window and door to the rear garden, recessed spotlights and a central heating radiator.

## Utility

With a door from the garden room, matching wall and base units, worktops over, bowl sink with tiled splashback, plumbing for washing machine, tiled floor and a central heating radiator.

### Bathroom

With a door from the garden room, bathtub, walk in shower with separate shower attachment, glass shower screen, a WC, wash hand basin, tiled floor, part tiled walls, recessed spotlights, extractor fan, double glazed window to rear and column central heating radiator.

### Cellar

With a door from the kitchen, storage space, power and lighting.

### Landing

With stairs from the hall, doors to various rooms, dado rail, wall lights, loft hatch and a double glazed window to the rear.

### Bedroom One

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

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

### Bedroom Two

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

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

### Bedroom Three

6'6" x 9'10" max (2 x 3 max)

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

### Garden

With a double glazed door from the lounge dining room leading to patio seating area, decorative chipping stones with lawn beyond.



## A satellite map view from Google Maps showing a residential and commercial area. A yellow location pin is placed on Haverhill Hill Rd. The map shows various buildings, parking lots, and green spaces. The text 'Haverhill Hill Rd' and 'Coombs Rd' are visible on the map. The Google logo is partially visible at the bottom left.

The floor plan is divided into three sections: BASEMENT, GROUND FLOOR, and 1ST FLOOR.

- BASEMENT:** Includes a CELLAR and a set of stairs labeled 'DOWN'.
- GROUND FLOOR:** Includes a GARDEN ROOM, UTILITY, KITCHEN, DINING AREA, LOUNGE, and PORCH. A central staircase is labeled 'DOWN', 'UP', and 'STAIRS'. A large watermark for 'HUNTERS' is overlaid on this section.
- 1ST FLOOR:** Includes three BEDROOMS, a BATHROOM, and a LANDING. A staircase is labeled 'DOWN'.

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 Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 53 Potential: 83

**England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Current: 83 Potential: 92

**England & Wales**

EU Directive 2009/31/EC

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.