

# HUNTERS®

HERE TO GET *you* THERE



## The Limes Churns Hill Lane

Himley, Dudley, DY3 4LX





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## Material Information

Tenure Type; Share of the Freehold upon completion

Leasehold Years remaining on lease; 999 Years

Leasehold Annual Service Charge Amount: Approximately £2,701.94 per annum

Leasehold Ground Rent Amount, Uplift %, Rent Review Period; No Ground rent payable

## COMMUNAL HALLWAY

Communal Entrance Lobby with lift/stair access to all floors.

## ENTRANCE HALL

With a telecom system, storage cupboard, stairs to the first floor landing, doors to various rooms and a central heating radiator.

## OPEN PLAN KITCHEN LIVING ROOM

With a door leading from the entrance hall this open kitchen living area is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half stainless steel sink and drainer, gas hob and electric oven, extractor fan, integrated fridge freezer and washing machine, double glazed doors to balcony, electric fire, double glazed bay window to front, recessed spotlights...

## BEDROOM TWO

8'10" x 12'6" (2.7 x 3.8)

With a door leading from the entrance hall, double glazed bay window to front, storage cupboard with boiler and a central heating radiator.

## BATHROOM

With a door leading from the entrance hall, shower cubicle, bath with separate shower attachment, skylight window, WC, wash hand basin, part tiled walls, storage cupboard and a central heating radiator.

## LANDING

With stairs leading from the entrance hall, skylight window, doors to various rooms and a central heating radiator.

## BEDROOM ONE

13'1" x 18'4" (3.99 x 5.59)

With a door leading from the landing, double glazed window to front with small balcony, door to en suite, storage cupboard, loft access and two central heating radiators.

## EN SUITE

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, shaver point, extractor fan and a central heating radiator.

## STUDY

5'11" x 9'6" (1.8 x 2.9)

With a door leading from the landing, skylight window, door to bedroom three and a central heating radiator.

## BEDROOM THREE

7'10" x 26'11" (2.4 x 8.2)

With a door leading from the study, two skylight windows, door to fire exit and a central heating radiator.

## PARKING

There are two allocated parking spaces with further visitor spaces.

## COMMUNAL GARDENS

Located to the rear of the property there are beautifully maintained communal gardens with lovely views and seating areas.



Road Map



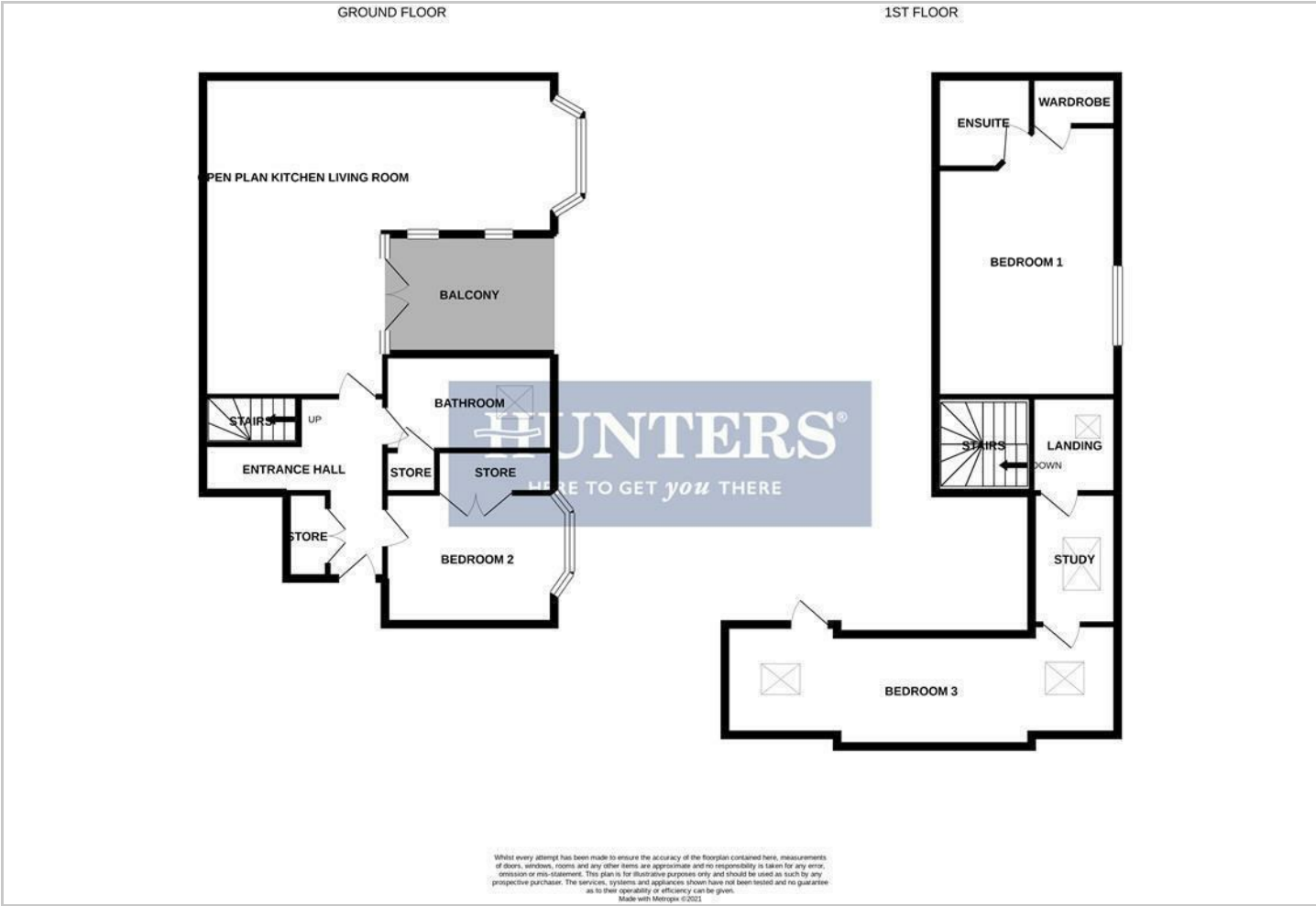
Hybrid Map



Terrain Map

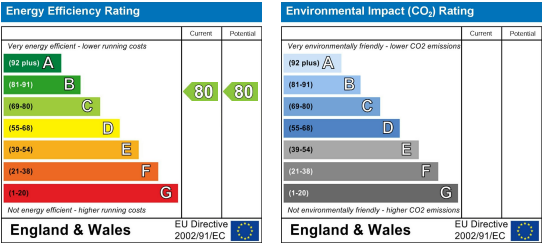


Floor Plan



Energy Efficiency Graph

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



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.