

HUNTERS®

HERE TO GET *you* THERE



Radbourne Drive

Halesowen, B63 2YD



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Offers In The Region Of £385,000



Front of The Property

To the front of the property there is a tarmacadam driveway with paved edging leading to garage, further store, both with roller shutter doors, double glazed door to porch and gated side access.

Porch

With a double glazed door leading from the front of the property, double glazed windows, tiled floor and a double glazed door leading to the entrance hall.

Entrance Hall

14'5" x 5'6" (4.4 x 1.7)

With a double glazed door leading from the porch, stairs to the first floor landing, doors to rooms, wooden floor and a central heating radiator.

Lounge

16'8" x 13'1" max (5.1 x 4 max)

With a door leading from the entrance hall, feature fire place and mantle surround with wood burner, quarry tiled hearth, double doors leading to dining room, double glazed bay window to front and a central heating radiator.

Dining Room

10'5" x 11'1" (3.2 x 3.4)

With a door from the kitchen breakfast room, double doors to lounge, double glazed sliding doors to garden, laminate floor and a central heating radiator.

Kitchen Breakfast Room

13'1" x 10'5" max (4 x 3.2 max)

With doors leading from the dining room and entrance hall, open to the utility area, fitted with a range of matching wall and base units, work surfaces with matching upstands, one and a half sink and drainer, tiled splashback, integrated dishwasher and fridge freezer, space for range cooker, extractor hood over, tiled floor, pantry, double glazed window to rear, and a central heating radiator.

Utility

7'2" x 5'6" max (2.2 x 1.7 max)

Open from the kitchen breakfast room, doors to cloakroom and garage, fitted with matching wall and base units, work surfaces, plumbing for washing machine, space for tumble dryer, recessed spotlights and double glazed door to garden.

Cloakroom

With a door leading from the utility, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to rear and a central heating radiator.

Landing

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

Master Bedroom

13'5" x 12'1" max (4.1 x 3.7 max)

With a door leading from the landing and en suite, overbed fitted wardrobes and cabinets, built in wardrobe, double glazed window to front, door to en suite and a central heating radiator.

En Suite

With a door leading from master bedroom, WC, wash hand basin set into vanity unit, corner shower with waterfall shower head, jets and separate shower attachment, recessed spotlights, tiled walls, double glazed window to front and a chrome heated towel rail.

Tel: 01384 443331

Bedroom Two

12'1" x 9'6" max (3.7 x 2.9 max)

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

Bedroom Three

11'5" x 7'10" into wardrobe (3.5 x 2.4 into wardrobe)

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

Bedroom Four

8'10" x 6'6" (2.7 x 2)

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

Bathroom

With a door leading from the landing, bath with shower over, shower screen, WC and wash hand basin set into vanity unit, storage cupboard, recessed spotlights, tiled floor and walls, double glazed window to side and a chrome heated towel rail.

Garden

With access from the utility and dining room to a patio area, deck seating area with lawn beyond, mature shrubs and trees, two garden sheds, access to Bar Room with hot tub, further storage area with roller shutter door with light and power and gated side access.

Bar Room

19'4" x 6'10" (5.9 x 2.1)

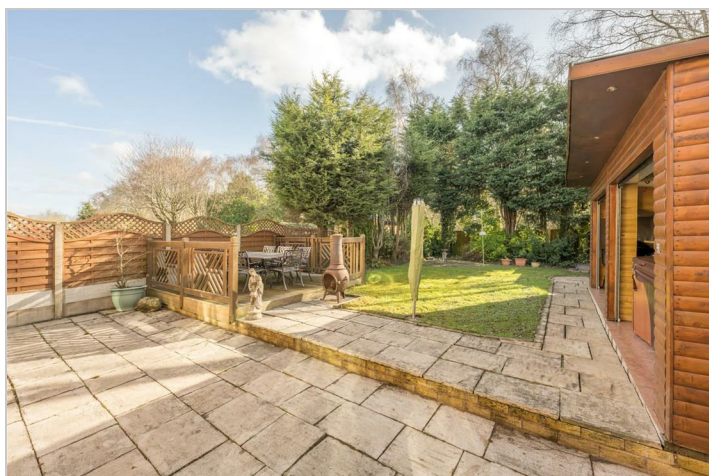
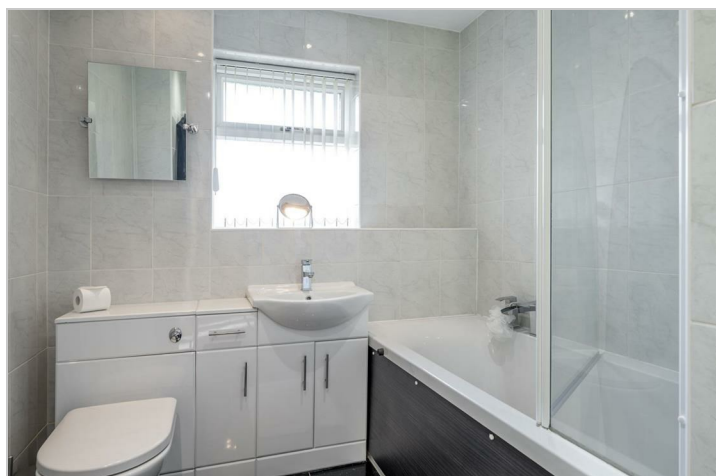
With two electric roller shutter doors to front, hot tub, home bar, BBQ area with splashback, extractor fan, base units, worktop, wine chiller, tiled floor and recessed spotlights.

Garage

With an electric roller shutter door to front, door to utility, wall mounted central heating boiler, power and light.

Store

With roller shutter door to front, further door to garden, useful storage space, light and power.



GROUND FLOOR

1ST FLOOR

BAR / HOT TUB

WC

INNER HALL

KITCHEN

DINING ROOM

UTILITY

PANTRY

GARAGE

LOUNGE

STAIRS

ENTRANCE HALL

PORCH

STORAGE

WARDROBE

BEDROOM 3

BEDROOM 4

BEDROOM 2

BATHROOM

LANDING

ENSUITE

MASTER BEDROOM

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

EU Directive 2009/30/EC

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