

# HUNTERS®

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## Park Ridge Drive

Halesowen, B63 2UZ



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Offers In The Region Of £260,000



## Front of The Property

To the front of the property there is a block paved driveway, mature planted shrub border, up and over garage door and double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, decorative dado rail and panelling, laminate floor and a central heating radiator.

## Kitchen Breakfast Room

18'8" x 6'6" (5.7 x 2)

Open from the entrance hall, fitted with a range of matching wall and base units, work surfaces with matching upstands, tiled splashback, sink and drainer, integrated oven, electric hob, stainless steel cooker hood, integrated dishwasher, space for tall standing fridge freezer, plumbing for washing machine, breakfast bar, bespoke shutters, laminate floor, double glazed door to side, double glazed window to front and a central heating radiator.

## Lounge Diner

17'8" x 12'9" (5.4 x 3.9)

With a door leading from the entrance hall, feature fireplace with electric fire and tiled hearth, opening to kitchen, decorative dado rail, storage cupboard, double glazed window to rear and double glazed patio doors leading to conservatory.

## Conservatory

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

With double glazed patio doors leading from the lounge diner, space for seating or dining, laminate floor and double glazed windows and french doors to garden.

## Landing

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

## Bedroom One

16'0" into wardrobe x 9'10" max (4.9 into wardrobe x 3 max)

With a door leading from the landing, built in wardrobes, two double glazed windows to rear, laminate floor and a central heating radiator.

## Bedroom Two

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

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

## Bedroom Three

9'6" x 8'2" max (2.9 x 2.5 max)

With a door leading from the landing, storage cupboard housing central heating boiler, double glazed window to front and a central heating radiator.

## Bathroom

With a door leading from the landing, bath with shower attachment, separate shower cubicle, WC, wash hand basin set into vanity unit, tiled floor, part tiled walls, extractor fan, double glazed window to side and a central heating radiator.

## WC

With a door leading from the landing, WC, decorative dado rail, double glazed window to side and laminate floor.

## Garage

With up and over door leading from the front, useful storage space, light and power.

## Garden

With access from the conservatory to a patio seating area, mature shrubs, decorative slate, two garden sheds and outdoor tap.



## Road Map



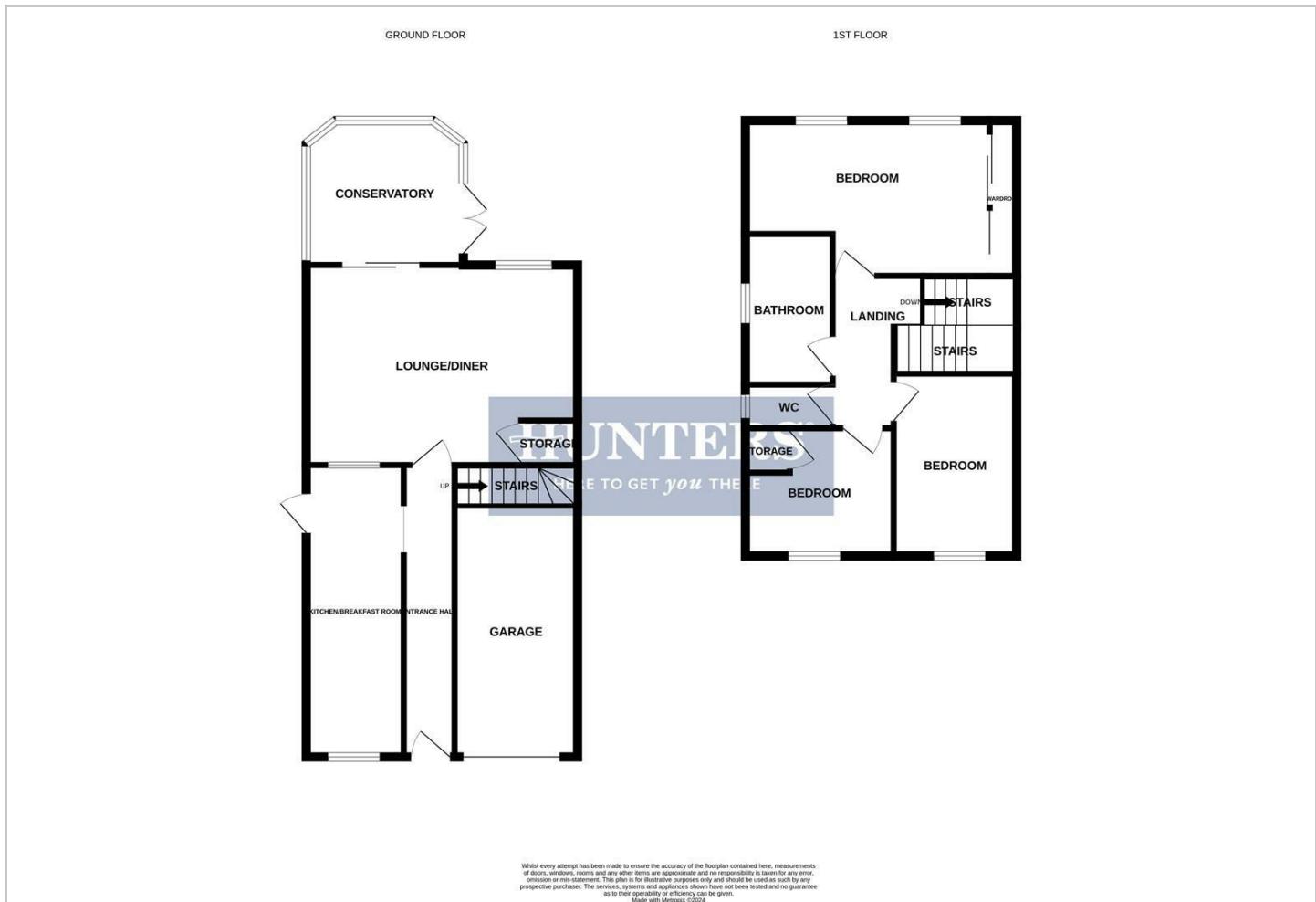
## Hybrid Map



## Terrain Map



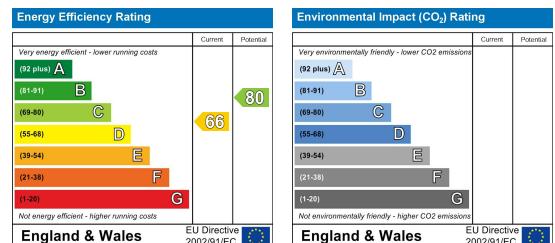
## Floor Plan



## 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.