

# HUNTERS®

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## Banners Lane

Halesowen, B63 2AU

Offers Over £325,000





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## Front of the Property

To the front of the property is a block paved driveway, with chipping stones and mature shrubs inset, an outdoor light, up and over garage door leading to the garage and a double glazed composite door leading to the porch.

## Porch

5'6" x 3'7" (1.7 x 1.1)

With a double glazed composite door leading from the front, tiled flooring, double glazed windows and double glazed composite door leading to the entrance hall.

## Entrance Hall

5'10" x 16'0" (1.8 x 4.9)

With a double glazed composite door from the porch, stairs to the first floor landing with panelling, wooden flooring, storage cupboard under the stairs, coving and a central heating radiator.

## Dining Room

11'5" x 10'5" (3.5 x 3.2)

With a door from the entrance hall, space for dining table, laminate flooring, coving, double glazed bay window to the front and a central heating radiator.

## Lounge

11'5" x 11'1" (3.5 x 3.4)

With a door from the entrance hall, space for seating, a feature fireplace with log burner and slate hearth, laminate flooring, coving, double glazed window and door to the rear and a central heating radiator.

## Kitchen

5'10" x 12'1" (1.8 x 3.7)

With a door from the entrance hall, high gloss soft close mounted wall and base units with worktops over, upstands, one and a half sink and drainer, integrated oven, induction hob, integrated fridge, integrated dishwasher and plumbing for washing machine, double glazed window to side and rear, double glazed door to side and a vertical column radiator.

## Landing

With stairs from the entrance hall, doors to various rooms and a double glazed window to the side.

## Bedroom One

11'5" x 11'1" (3.5 x 3.4)

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

### Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

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

### Bedroom Three

5'10" x 6'2" (1.8 x 1.9)

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

### Bathroom

With a door from the landing, bath tub with a waterfall shower head and a separate shower head attachment, shower screen, wash hand basin set into vanity unit, tiled flooring, part tiled walls, extractor fan, double glazed window to rear and a central heating towel rail.

### Garage

9'6" x 16'0" (2.9 x 4.9)

With an up and over garage door from the front of the property, storage space, space for freezer, wall mounted central heating boiler and a double glazed door to the rear leading to the garden.

### Garden

With a double glazed door from the kitchen, lounge and garage, decked seating area with decorative railings, space for garden shed, power and outdoor light, steps down to lawn area with mature shrubs, chipping stones and an outside tap.



Road Map



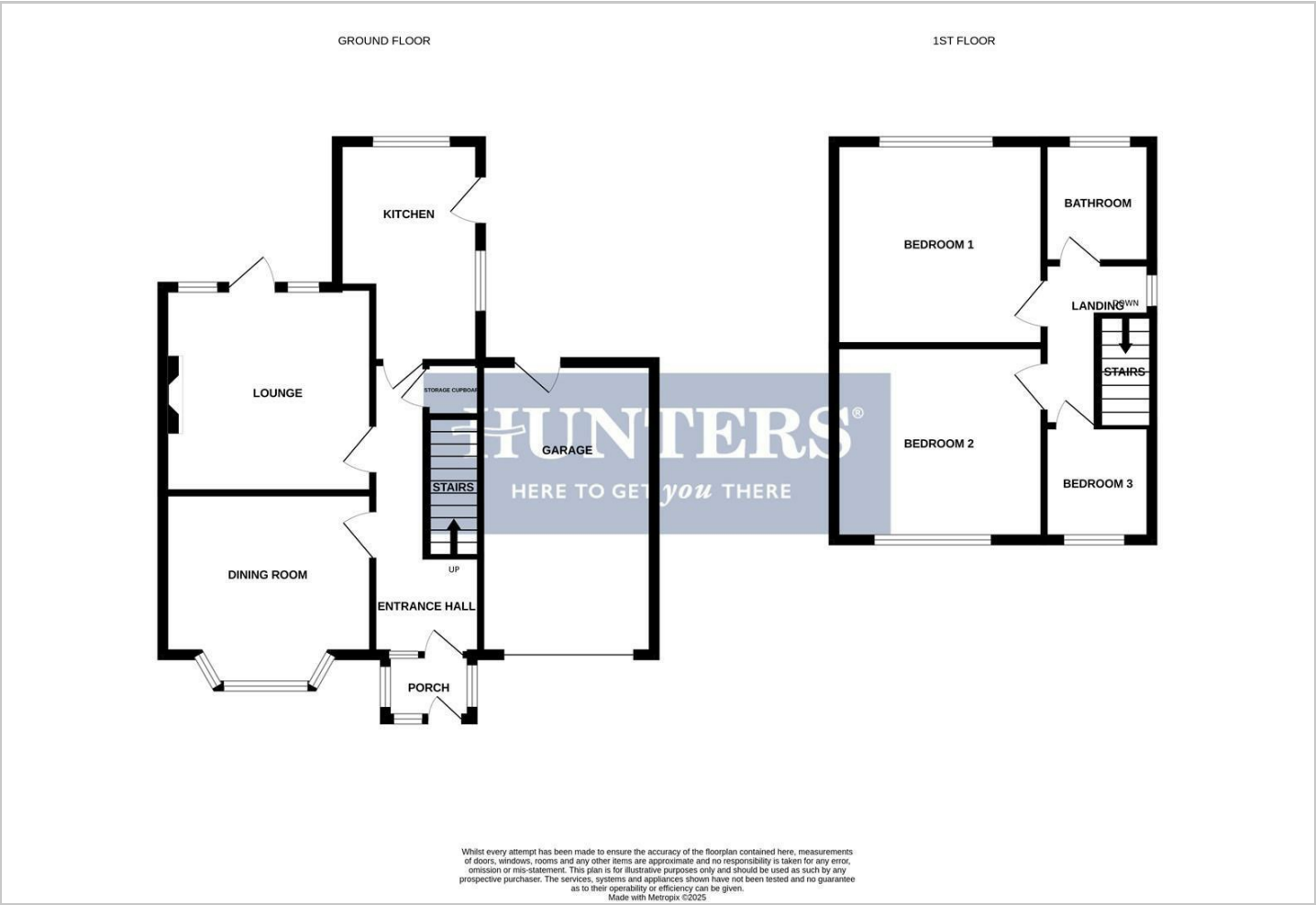
Hybrid Map



Terrain Map

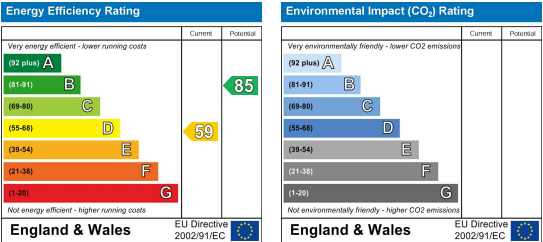


Floor Plan



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.