

# HUNTERS®

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## Haden Hill Road

Halesowen, B63 3NQ

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## Offers In The Region Of £350,000



### Front of The Property

With a block paved driveway to the front of the property, raised shrub borders, double doors to garage, outdoor lights and steps up to porch.

### Porch

With double glazed doors to front, double glazed windows and a double glazed door leading to entrance hall.

### Entrance Hall

With a double glazed door leading from the porch, doors to various rooms, stairs to first floor landing, large under stairs storage cupboard, decorative panelling and a central heating radiator.

### Lounge

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

With doors leading from the entrance hall and dining room, comfortable seating space, feature fireplace with gas fire and marble surround, decorative ceiling rose, double glazed bay window to front and a central heating radiator.

### Dining Room

13'9" x 10'9" (4.2 x 3.3)

With doors leading from the entrance hall, lounge and breakfast area, space for dining table, feature fireplace with gas fire and marble surround, ceiling rose and a central heating radiator.

### Kitchen

21'7" x 6'2" (6.6 x 1.9)

With doors leading from the entrance hall, rear hall and open to breakfast area, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, space for fridge freezer, further low-level integrated fridge, space for cooker and extractor hood over, decorative panelling, skylight window, double glazed window to side, tiled floor and two central heating radiators.

### Breakfast Area

Open from the kitchen and double glazed sliding doors to the dining room, space for breakfast table, decorative panelling, double glazed french doors to garden and tiled floor.

### Rear Hall

With doors leading from the kitchen and utility, quarry tiled floor and a double glazed door to garden.

### Utility/WC

6'6" x 6'2" max (2 x 1.9 max)

With doors leading from the rear hall and bathroom, plumbing for washing machine, space for tumble dryer, WC, wash hand basin and double glazed windows to side and rear.

### Bathroom

14'5" x 8'10" max (4.4 x 2.7 max)

With a door leading from the utility, double glazed sliding doors to bedroom and door to store, bath with shower attachment, separate shower cubicle, WC, wash hand basin, tiled walls, double glazed window to side and a central heating radiator.

### Bedroom Two

17'4" x 8'6" (5.3 x 2.6)

With double glazed sliding doors leading from the bathroom, double glazed windows to side and rear and two electric storage heaters.

Tel: 01384 443331

## Store

7'6" x 6'10" max (2.3 x 2.1 max)

With doors leading from the bathroom and garage, storage space, power, light, tiled floor and a central heating radiator.

## Landing

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

## Bedroom One

14'1" x 11'5" (4.3 x 3.5)

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

## Bedroom Three

11'5" x 8'10" into wardrobes (3.5 x 2.7 into wardrobes)

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

## Bathroom

With a door leading from the landing, bath with shower attachment, WC, wash hand basin set into vanity unit, tiled walls, double glazed window to rear and a central heating radiator.

## Bedroom Four

6'6" x 6'2" (2 x 1.9)

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

## Garden

With double glazed doors leading from the breakfast area and rear hall to a patio seating area, raised beds, steps to decorative chipping stones, artificial lawn, further well maintained lawn, mature shrub borders and man cave with electricity, double glazed windows and useful storage space.

## Garage

18'4" x 6'10" (5.6 x 2.1)

With double doors to front, door to store, power and light.

## Garden Room

With double glazed doors to the garden, double glazed windows, power and light.





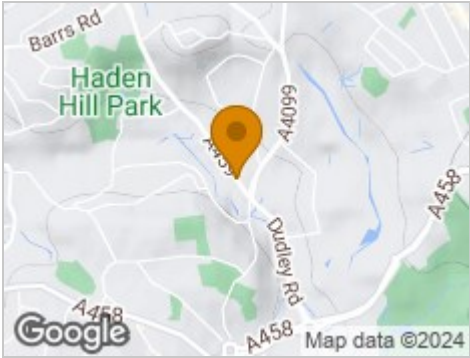
Road Map



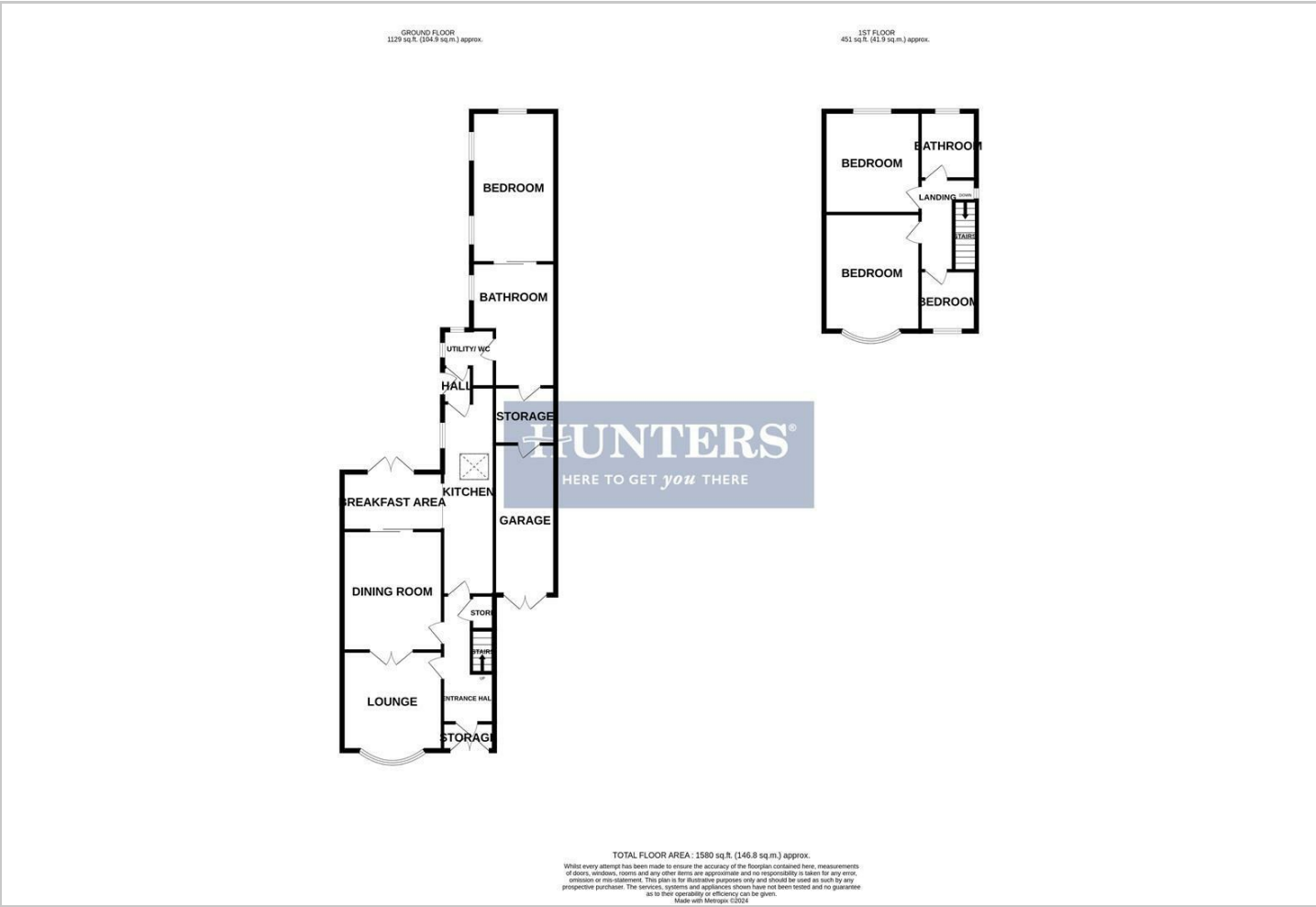
Hybrid Map



Terrain Map



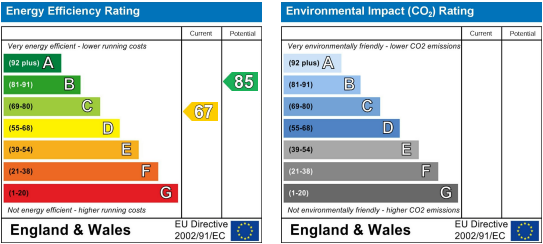
Floor Plan



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.