

HUNTERS[®]

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Birchfield Close

Halesowen, B63 4LJ



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Offers In The Region Of £325,000



Front of the Property

A tarmac driveway provides off-road parking, alongside a lawn with mature shrubs. The detached garage sits to the rear, with an outside tap and gated side access leading to the garden. A double glazed door opens into the porch.

Porch

Bright and welcoming, with a window to the side and access through to the entrance hall.

Entrance Hall

A spacious hallway with stairs rising to the first floor, laminate flooring, a central heating radiator, and access to all ground floor rooms.

Lounge Diner

24'3" x 12'5" (7.4 x 3.8)

A generous dual-aspect space with windows to the front and rear, allowing for plenty of natural light. Features a fireplace with gas fire, with ample room for both seating and dining areas.

Kitchen

11'5" x 9'2" (3.5 x 2.8)

Fitted with a range of matching wall and base units, work surfaces with tiled splashback, and a one-and-a-half sink with drainer. Includes an eye-level integrated oven and grill, separate electric hob with extractor hood, integrated fridge freezer and dishwasher, plus a useful storage cupboard. Window to the side.

Utility

11'1" x 6'10" (3.4 x 2.1)

A practical additional space with matching units and work surfaces, plumbing for a washing machine and space for a tumble dryer. Window and door leading out to the rear garden, plus access to the WC.

WC

Fitted with a WC and wash hand basin set into a vanity unit, with tiled splashback and laminate flooring. Window to the side.

Landing

Provides access to all bedrooms and the bathroom, with a loft hatch and a side window bringing in natural light.

Bedroom One

12'5" x 12'9" (3.8 x 3.9)

A well-proportioned double bedroom with a window to the front.

Bedroom Two

12'1" x 8'2" (3.7 x 2.5)

A second double bedroom overlooking the rear garden.

Bedroom Three

8'6" x 6'2" (2.6 x 1.9)

A versatile single room, ideal as a home office, nursery or dressing room, with a window to the front.

Bathroom

Modern suite comprising a P-shaped bath with shower over and screen, WC and wash hand basin set into a vanity unit. Part tiled walls, storage cupboard housing the boiler, and a window to the rear.

Garage

Detached garage with up-and-over door, offering useful storage or parking.

Garden

A private and well-maintained rear garden featuring a patio seating area, lawn bordered by sleepers, and additional seating space. Gated side access leads through to the garage.



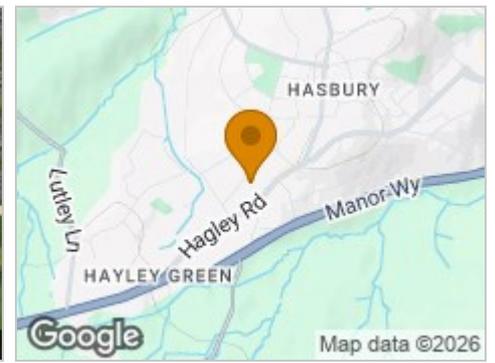
Road Map



Hybrid Map



Terrain Map



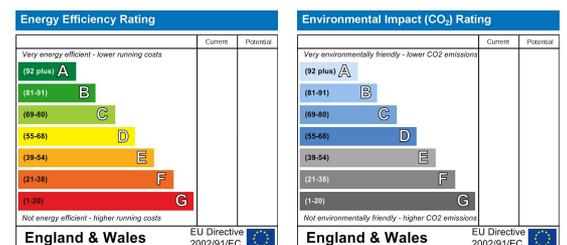
Floor Plan



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.