

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Melbourne Road

Halesowen, B63 3NB



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£270,000



## Front of The Property

To the front of the property there is a dwarf wall, block paved front and path leading to double glazed door to living room and separate composite door to private entry.

## Living Room

13'1" x 9'10" max (4 x 3 max)

With a double glazed door leading from the front of the property and further door to inner hall, feature cast iron fireplace with decorative surround and fitted electric fire, space for seating, cornice, laminate floor, double glazed bay window to front with bespoke fitted shutters and a central heating radiator.

## Inner Hall

With a door leading from the lounge and living room, stairs to first floor landing and recessed spotlights.

## Lounge

11'1" x 11'9" (3.4 x 3.6)

With a door leading from inner hall and open to kitchen breakfast room, storage cupboard, space for seating, wooden flooring, butlers cupboard, feature exposed brick chimney breast, multi-fuel burner, slate hearth, decorative ceiling details, sash window to rear and a central heating radiator.

## Kitchen Breakfast Room

23'11" x 13'9" (7.3 x 4.2)

Open from lounge and door leading from side entry, fitted with a range of matching wall and base units with wooden work surfaces over, matching upstands, ceramic one and a half sink and drainer, space for a free standing Range Master cooker with stainless steel cooker hood above, integrated fridge freezer, space for dishwasher, plumbing for washing machine, space for dresser and breakfast table, recessed spotlights, skylights, tiled underfloor heating, feature exposed brickwork, single glazed sash window, two further double glazed windows to side and double glazed french doors leading to conservatory and garden.

## Conservatory

9'6" x 8'6" (2.9 x 2.6)

With double glazed french doors leading from kitchen breakfast room, space for dining table, tiled underfloor heating, double glazed windows and french doors to rear.

## Landing

With stairs leading from inner hall, doors to various rooms, storage cupboard and stairs leading to further bedroom.

### Bedroom One

17'8" x 15'5" (5.4 x 4.7)

With stairs leading from first floor landing, exposed beams, eaves storage, recessed spotlights, two skylight windows and two column cast iron central heating radiators.

### Bedroom Two

15'8" x 11'1" (4.8 x 3.4)

With a door leading from landing, feature fire place with tiled hearth, two double glazed sash windows to front with bespoke fitted shutters and a central heating radiator.

### Bedroom Three

10'5" x 7'10" max (3.2 x 2.4 max)

With a door leading from landing, feature fire place, wall mounted central heating boiler, double glazed sash window to rear with bespoke fitted shutters and a central heating radiator.

### Bathroom

With a door leading from landing, bath with shower over and fitted shower screen, WC, wash hand basin with tiled splashback, tiled flooring, shaver point, double glazed window to rear and a central heating radiator.

### Private Side Entry

With a composite door leading from the front of the property, light and power, useful storage space and further door to kitchen breakfast room.

### Garden

With double glazed french doors leading from kitchen breakfast room and conservatory, block paved seating area, steps leading down to terrace, lawn beyond, garden shed and an outdoor tap.



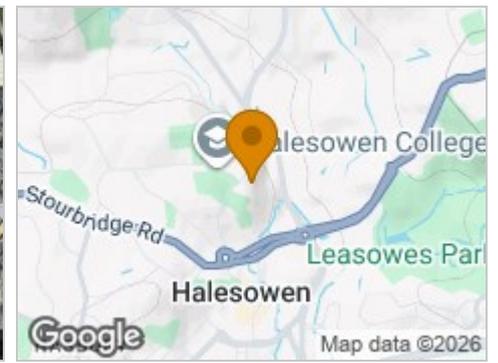
## Road Map



## Hybrid Map



## Terrain Map



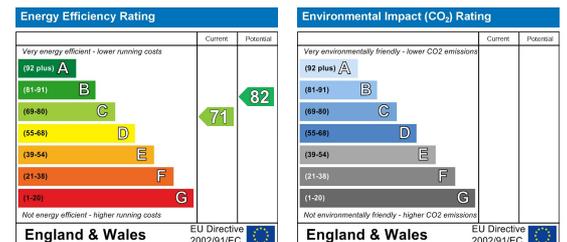
## Floor Plan



## 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.