

# HUNTERS®

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## Park Ridge Drive

Halesowen, B63 2UZ



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## Front Of The Property

To the front of the property is a generous slabbed driveway with dwarf wall and decorative railings, mature shrubs, access to garage and entrance hall. Steps down to a side garden comprising of a well maintained lawn with shrub borders and gated side access leading to the rear garden.

## Entrance Hall

With a double glazed door leading from the front of the property, double glazed bow window to side, stairs to the first floor landing, doors to various rooms, laminate floor and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, double glazed window to side, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlight, laminate floor and a central heating radiator.

## Master Bedroom

9'10" x 8'10" (3 x 2.7)

With a door leading from the entrance hall, dual aspect double glazed windows to front and side, fitted wardrobes and a central heating radiator.

## En Suite

With a door leading from the master bedroom, double glazed window to rear, WC, wash hand basin set into vanity unit, double shower with waterfall shower head and separate shower attachment, tiled walls and floor, recessed spotlights and a chrome heated towel rail.

## Lounge

14'5" x 12'5" (4.4 x 3.8)

With a door leading from the entrance hall, double glazed bay window to front, double doors leading to dining room, feature fireplace, laminate floor and a central heating radiator.

## Sitting Dining Room

20'8" x 10'2" max (6.3 x 3.1 max)

With double doors leading from the lounge, double glazed window to rear, door to kitchen, feature circular window to side, double glazed patio doors to conservatory, under stairs storage cupboard housing boiler, feature fireplace with downlighting, space for dining table and a central heating radiator.

## Kitchen

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

With a door leading from the living dining room and opening to the breakfast room, double glazed window to conservatory, fitted with matching wall and base units, work surfaces with upstands and tiled splashback, one and a half sink and drainer, inset grooves, integrated fridge and dishwasher, space for cooker with extractor hood above and plumbing for washing machine.

## Breakfast Room

8'6" x 6'10" (2.6 x 2.1)

Open from the kitchen, double glazed doors leading to the conservatory, space for breakfast table and door to utility.

## Conservatory

15'5" x 9'6" (4.7 x 2.9)

With double glazed sliding doors leading from the breakfast room and sitting dining room, double glazed french doors and windows to rear, laminate floor and ceiling light fan.

## Utility

8'2" x 7'10" (2.5 x 2.4)

With doors leading from the breakfast room and garage, fitted with matching wall and base units, work surfaces with tiled splashbacks, space for tall standing fridge freezer and further appliance space.

## Landing

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

## Bedroom Two

12'9" x 9'2" (3.9 x 2.8)

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

## Bedroom Three

11'5" x 9'6" max (3.5 x 2.9 max)

With a door leading from the landing, double glazed window to rear, fitted wardrobes, dressing area with wash hand basin and a central heating radiator.

## Bedroom Four

9'10" x 7'10" max (3 x 2.4 max)

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

## Bathroom

With a sliding door leading from the landing, double glazed window to rear, WC, bath with shower attachment, wash hand basin set into vanity unit, shower cubicle, part tiled walls, tiled floor, recessed spotlights and a chrome heated towel rail.

## Garden

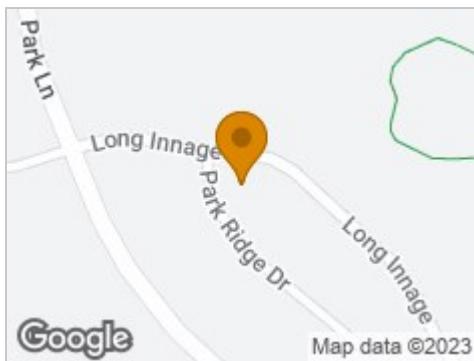
With double glazed french doors leading from the conservatory to a patio area being partly walled, raised slate borders, decked seating area, shed, outside tap and gated side access.

## Disclaimer

The owner of this property is related to a member of the Hunters sales team.



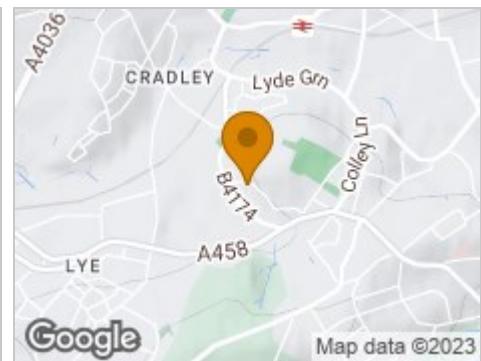
## Road Map



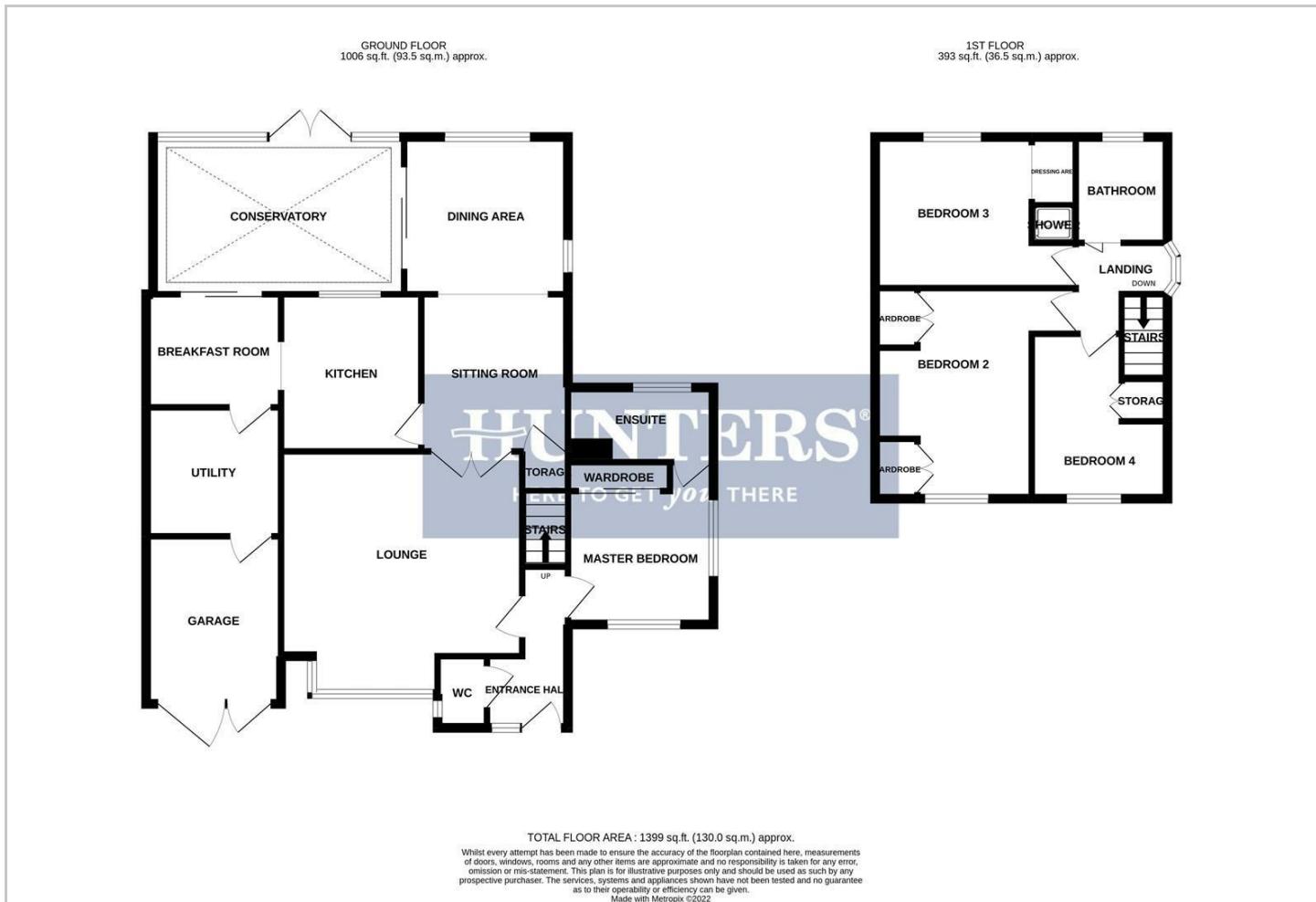
## Hybrid Map



## Terrain Map



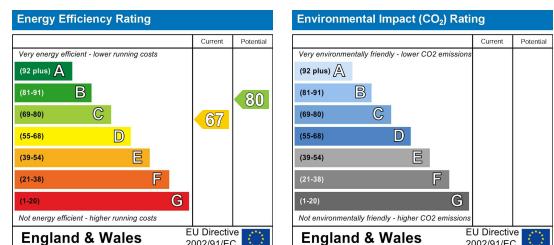
## Floor Plan



## 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.