

# HUNTERS®

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## Radbourne Drive

Halesowen, B63 2YD





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Offers Over £450,000



## Front of The Property

To the front of the property there is a large block paved driveway, well maintained lawn to side, shrub borders, up and over door to garage, canopy with double glazed door leading to entrance hall and gated side access leading to the rear garden.

## Entrance Hall

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

## Lounge

13'9" x 13'9" plus bay (4.2 x 4.2 plus bay)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with gas fire and marble hearth, double glazed bay window to front, bespoke fitted café-style shutters and a central heating radiator.

## Study

15'8" x 7'2" (4.8 x 2.2)

With a door leading from the entrance hall, space for home working with fitted desks, drawers and storage, laminate floor, double glazed window to front and a central heating radiator.

## Kitchen Dining Family Room

20'4" x 19'8" (6.2 x 6)

With doors leading from the entrance hall and utility, fitted with a range of shaker-style wall and base units complete with brass accents, Quartz worksurfaces with tiled splashback, one and a half sink and drainer, integrated eye-level combi oven, grill and microwave, separate induction hob, dishwasher, space for double American-style fridge freezer with water feed, centre island with breakfast bar, built-in storage, open to storage area with double glazed window to rear, recessed spotlights, karndean floor, double glazed skylight windows, double glazed bi folding doors leading to rear garden and two vertical column central heating radiators.

## Utility

With doors leading from the storage area and downstairs cloakroom, matching shaker-style wall and base units complete with brass accents, Quartz worksurfaces, plumbing for washing machine, karndean floor, double glazed door leading to side and a vertical column central heating radiator.

## Downstairs Cloakroom

With a door leading from the utility, WC, wash hand basin, karndean floor and double glazed window to rear.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access with pull-down ladders and a central heating radiator.

## Master Bedroom

13'5" x 9'2" (4.1 x 2.8)

With doors leading from the landing and en suite, built in wardrobes, double glazed window to front and a central heating radiator.

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## En Suite

With a door leading from the master bedroom, corner shower, shower screen, WC, wash hand basin, tiled walls, double glazed window to front and a central heating radiator.

## Bedroom Two

13'1" x 7'10" (4 x 2.4)

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

## Bedroom Three

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

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

## Bedroom Four

9'2" x 8'10" (2.8 x 2.7)

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

## Bathroom

With a door leading from the landing, bath with waterfall shower head and separate shower attachment, shower screen, WC, wash hand basin set into vanity unit, tiled floor and walls, extractor, storage cupboard, double glazed window to side and a traditional column central heating towel rail.

## Garden

With double glazed bi folding doors leading from the kitchen dining family room and further double glazed door leading from utility to a block paved seating area, well maintained lawn, shrub borders, shed, decorative slate, outside tap and gated side access leading to the front of the property.

## Garage

15'8" x 8'6" (4.8 x 2.6)

With an up and over door leading from the front of the property, light and power, wall mounted central heating boiler and double glazed door leading to rear.





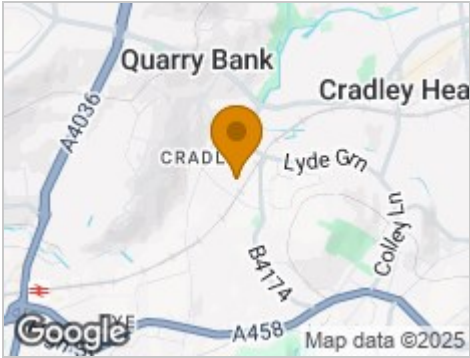
Road Map



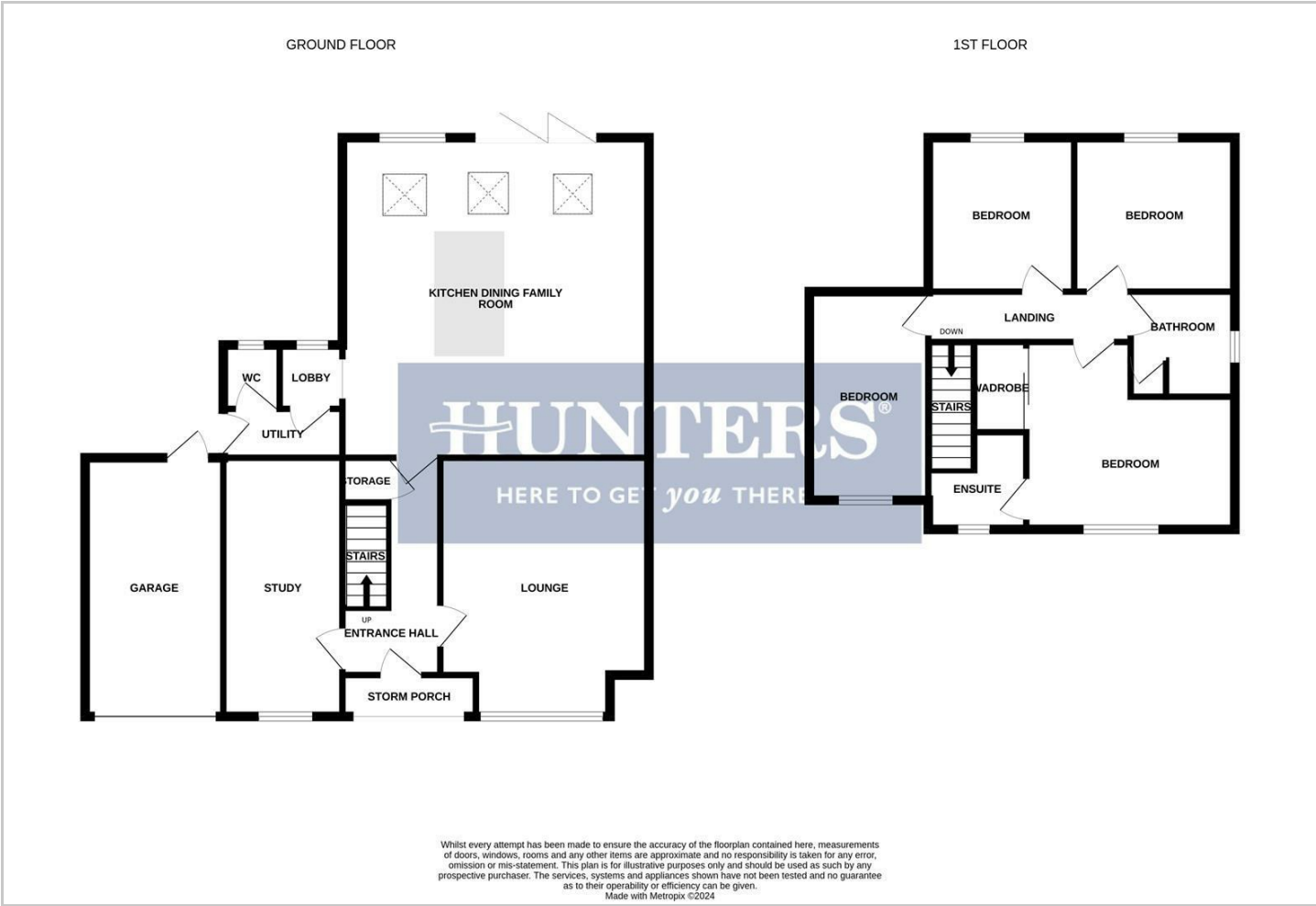
Hybrid Map



Terrain Map



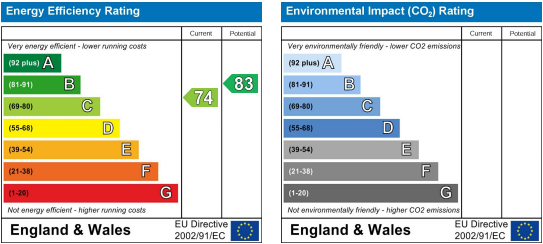
Floor Plan



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.