

# HUNTERS<sup>®</sup>

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## Golden Orchard

Halesowen, B62 8TR



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Offers In The Region Of £299,950



## Front of The Property

To the front of the property there is a dropped curb giving access to tarmac drive leading to up and over garage door, slabbed paved area to side, artificial lawn, EV charging point, planted shrubs and storm porch with double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, storage cupboard housing central heated boiler, stairs to first floor landing, doors to various rooms and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, low level WC, wash hand basin, part tiled walls, extractor fan and a central heated radiator.

## Study

9'2" x 5'10" (2.8 x 1.8)

With a door leading from the entrance hall, space for homeworking, double glazed window to front and a central heated radiator.

## Kitchen Diner

19'8" x 12'9" max (6 x 3.9 max)

With a door leading from the entrance hall, fitted with a range of soft closing wall and base units, roll top work surfaces, under cupboard lighting, one and a half bowl sink and drainer, tiled splashback, Smeg integrated double oven and microwave, Smeg induction hob with cooker hood over, plumbing for washing machine and Smeg integrated dishwasher, space for tall standing fridge freezer, integrated bin, corner fitted seating area, open under stairs storage area, recessed spotlight, double glazed windows and french doors leading to garden and a vertical column central heating radiator.

## Landing

With stairs leading from the entrance hall, further stairs to upper landing, doors to various rooms and a central heated radiator.

## Lounge

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

With a door leading from the landing, comfortable space for seating, two double glazed windows to front and a central heated radiator.

## Master Bedroom

12'9" x 9'10" (3.9 x 3)

With doors leading from the landing and en suite, double glazed windows to rear and a central heating radiator.

### En Suite

With a door leading from the master bedroom, double shower, WC, wash hand basin set into vanity unit, tiled splashback, extractor fan, double glazed window to side and a central heating radiator.

### Upper Landing

With stairs leading from the landing, doors to various rooms and loft access.

### Bedroom Two

12'9" x 11'5" max (3.9 x 3.5 max)

With a door leading from the upper landing, large storage cupboard housing water tank, double glazed window to front and a central heating radiator.

### Bedroom Three

12'5" x 7'10" (3.8 x 2.4)

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

### Family Bathroom

With a door leading from the landing to a modern white suite comprising of bath and mixer taps and shower over, low level W.C, wash hand basin, part tiled walls, extractor fan, obscure double glazed window to side and a central heating radiator.

### Garden

Accessed via double glazed french doors this south facing garden leads from the kitchen diner to a slabbed patio seating area perfect for entertaining, which leads to a well maintained lawn, planted shrubs, double electric point and a door leading to the garage.

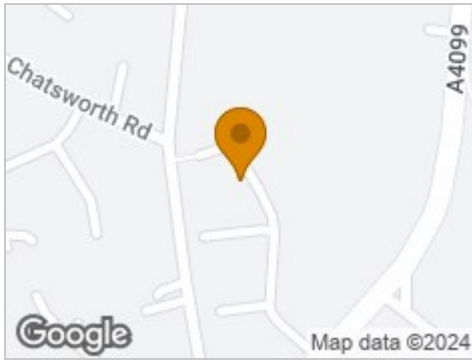
### Garage

18'8" x 9'6" (5.7 x 2.9)

With up and over door leading from the front of the property, wall and base units with wooden work surfaces, double glazed door leading to garden, light, power and useful storage space.



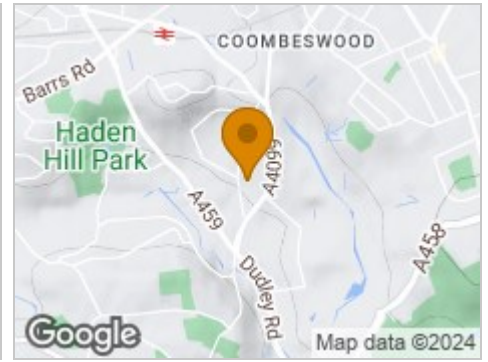
## Road Map



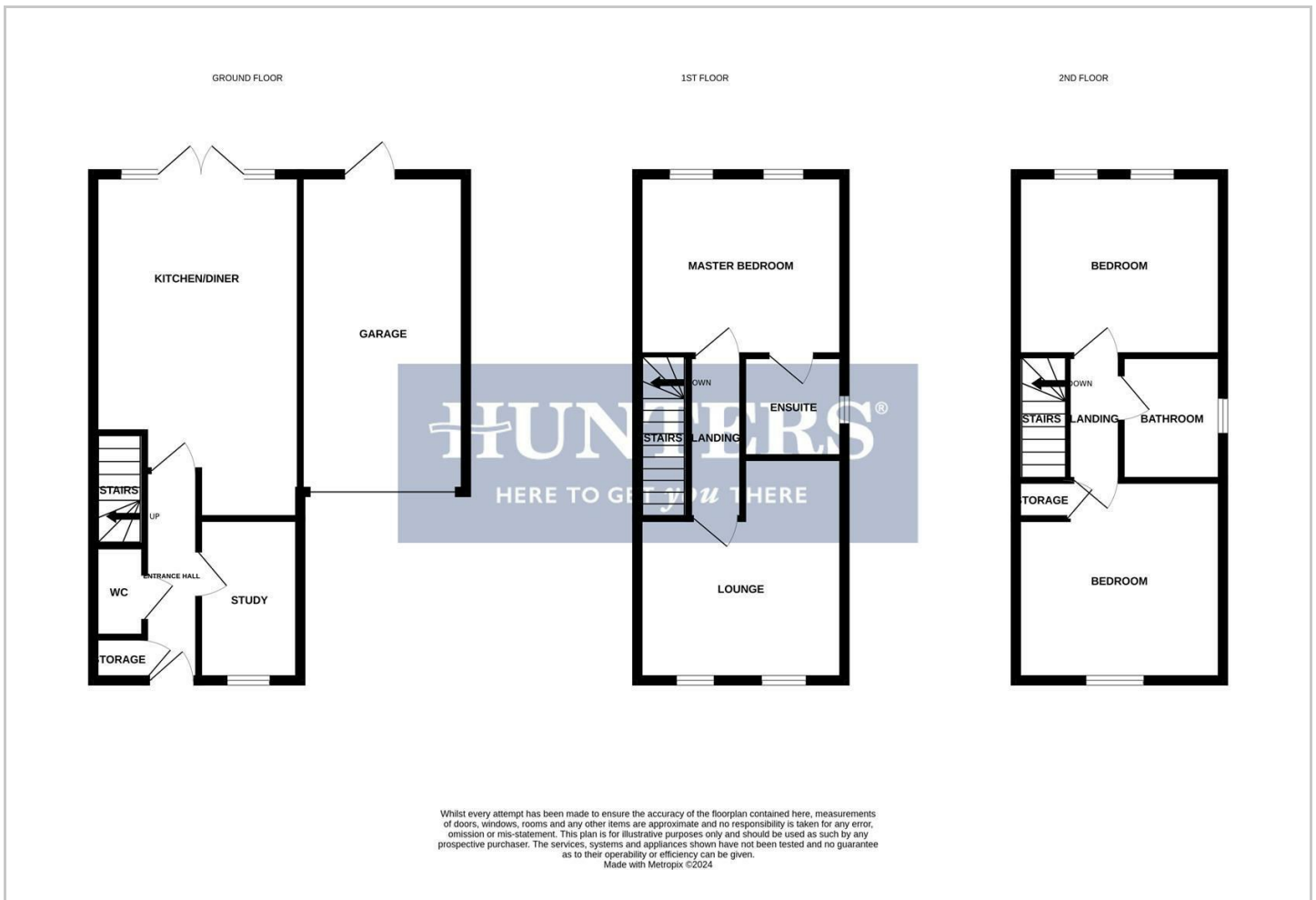
## Hybrid Map



## Terrain Map



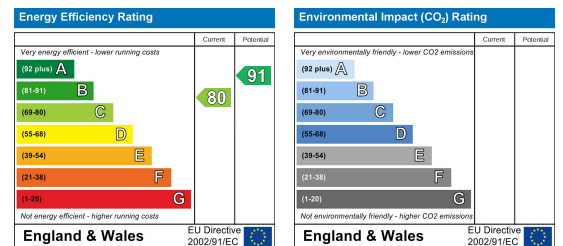
## Floor Plan



## 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.