

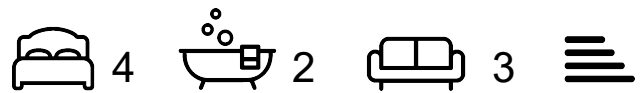
HUNTERS®

HERE TO GET *you* THERE



Hawne Lane

Halesowen, B63 3RN



Hawne Lane

Halesowen, B63 3RN

Offers In The Region Of £475,000



Front of The Property

To the front of the property there is a generous-size block paved driveway providing ample parking, EV charging point, canopy, outside light, double glazed door to side entry and further double glazed composite door leading to entrance hall.

Entrance Hall

12'1" x 6'2" (3.7 x 1.9)

With a double glazed composite door leading from the front of the property, stairs to first floor landing with carpet runners, under stairs storage cupboard, doors to various rooms, karndean floor and a central heating radiator.

Lounge

14'9" x 10'5" (4.5 x 3.2)

With a door leading from the entrance hall, comfortable space for seating, media wall with built-in shelves recessed spotlights and space for flat screen TV, feature panelling, double glazed french doors to orangery and a central heating radiator.

Kitchen Breakfast Room

14'9" x 9'6" (4.5 x 2.9)

With a door leading from the entrance hall, fitted with a range of high quality matching wall and base units, Quartz work surfaces with complimentary upstands, one and a half inset sink with drainer grooves, integrated eye level oven, grill and microwave, separate gas hob with stainless steel cooker hood over, integrated dishwasher, fridge freezer, drinks cabinet complete with Quartz worktop and recessed spotlights, breakfast bar, recessed spotlights, karndean floor, double glazed door to side entry, further double glazed window to rear and a central heating radiator.

Snug

15'1" into bay x 8'6" (4.6 into bay x 2.6)

With a door leading from the entrance hall, space for seating, double glazed bay window to front with window seat and a central heating radiator.

Orangery

10'9" x 10'5" (3.3 x 3.2)

With double glazed french doors leading from the lounge, space for seating and home working, double glazed french doors and windows to rear, skylight windows, karndean floor and central heating radiator.

Utility

With a door leading from the side entry and sliding doors to garage, fitted with matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, recessed spotlights and laminate floor.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, karndean floor and traditional column central heated towel rail.

Side Entry

With double glazed doors leading from kitchen breakfast room, front and rear of the property and door to utility, useful storage space and a central heating radiator.

Landing

With stairs leading from the entrance hall with carpet runners, doors to various rooms, storage cupboard and loft access.

Tel: 01384 443331

Master Bedroom

13'5" x 11'5" (4.1 x 3.5)

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

En Suite

With a door leading from master bedroom, corner shower, WC, wash hand basin, tiled splashback, recessed spotlights, laminate floor, double glazed window to side and a chrome heated towel rail.

Bedroom Two

11'9" x 9'10" max (3.6 x 3 max)

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

Bedroom Three

8'2" into wardrobe x 9'10" max (2.5 into wardrobe x 3 max)

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

Bedroom Four

8'6" x 8'10" max (2.6 x 2.7 max)

With a door leading from the landing, built-in wardrobes, double glazed window to side and a central heating radiator.

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, inset vanity shelf, tiled walls and floor, recessed spotlights, double glazed window to side and a chrome heated towel rail.

Garage

10'9" x 12'1" (3.3 x 3.7)

With an electric up and over door leading from the front of the property, base units with worktops over, eaves storage, light and power.

Garden

Accessed via double glazed doors leading from the orangery and side entry to a patio seating area, raised planted beds with decorative slate and steps leading up to well maintained lawn with mature shrub borders and a hidden garden area with summer house and play area.



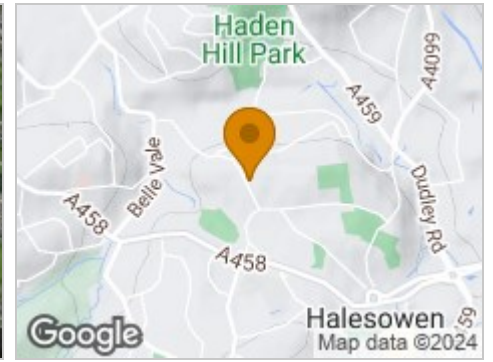
Road Map



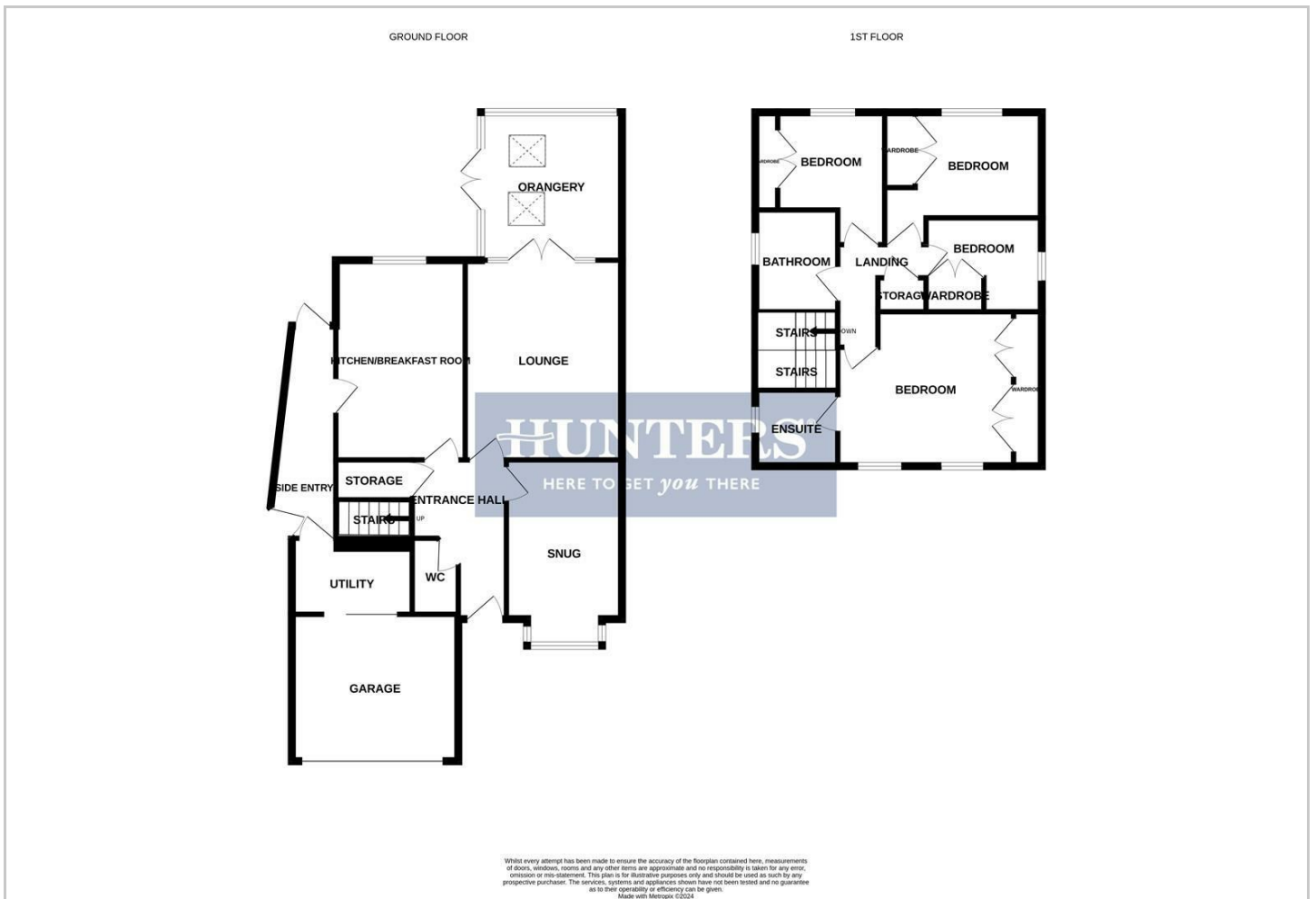
Hybrid Map



Terrain Map



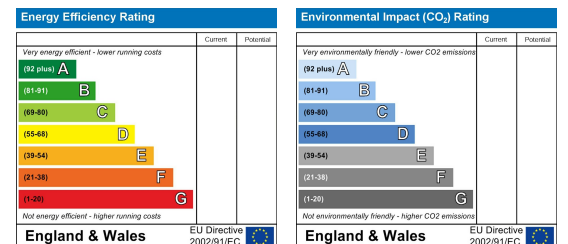
Floor Plan



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.