

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Timberdine Close

Halesowen, B63 2SP

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Council Tax: C



# Timberdine Close

Halesowen, B63 2SP

£325,000



## Front of the Property

To the front of the property there is a block paved driveway with dwarf wall and raised shrub borders, steps leading to the open porch and door leading to the hall, further door leading to the side entry and up and over door to the garage.

## Entrance Hall

With a stain glass door leading from the front of the property, stairs to the first floor, oak flooring, doors to rooms, useful storage cupboard and a central heating radiator.

## Dining Room

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

With a door leading from the hall, double glazed bay window to the front, gas fire with decorative surround and a central heating radiator.

## Lounge

15'8" x 10'9" (4.8 x 3.3)

With a door leading from the hall, double glazed patio doors to the rear garden, gas fire with decorative surround and a central heating radiator.

## Kitchen

12'1" x 7'2" (3.7 x 2.2)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, electric hob and double electric oven, tiled flooring, wall mounted boiler, double glazed window to the rear, door to the side entry and a central heating radiator.

## Side Entry

With a double glazed door leading from the front of the property, further double glazed door to the rear garden, doors to the garage, kitchen and utility room, tiled flooring and a double glazed window to the rear.

## Utility Room

With a door leading from the side entry, plumbing for a washing machine, space for a dryer and a double glazed window to the rear.

## Landing

With stairs leading from the hall, doors to rooms, loft access and a double glazed window to the side.

## Bedroom One

18'4" x 11'5" (5.6 x 3.5)

With a door leading from the landing this impressive bedroom has double glazed windows to the front and rear, fitted wardrobes, door to the en suite and a central heating radiator.

### En Suite

With a door leading from the bedroom, shower cubicle, WC, wash hand basin, extractor fan, part tiled walls, double glazed window to the rear and a central heating radiator.

### Bedroom Two

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

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

### Bedroom Three

10'9" x 10'2" (3.3 x 3.1)

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

### Bedroom Four

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

### Bathroom

With a door leading from the landing this family bathroom has a corner bath with shower attachment, WC, wash hand basin, chrome heated towel rail, part tiled walls, extractor fan and a double glazed window to the rear.

### Garage

14'1" x 11'1" (4.3 x 3.4)

With an up and over door leading from the driveway, door to the side entry, power and lighting.

### Garden

With access via the lounge and side entry this well maintained private rear garden overlooking greenery to the rear has a small patio area with steps leading to a further patio/seating area, there is a lawn beyond which is bordered with mature shrubs, plants and trees, two sheds one of which is elevated and tucked away in the corner of the garden.



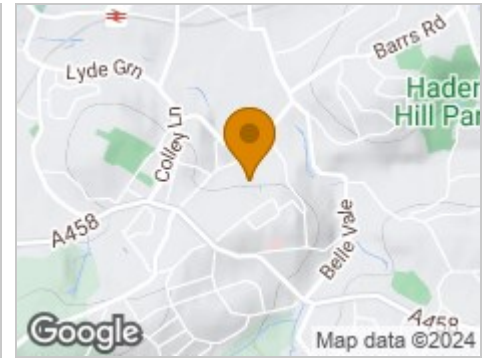
## Road Map



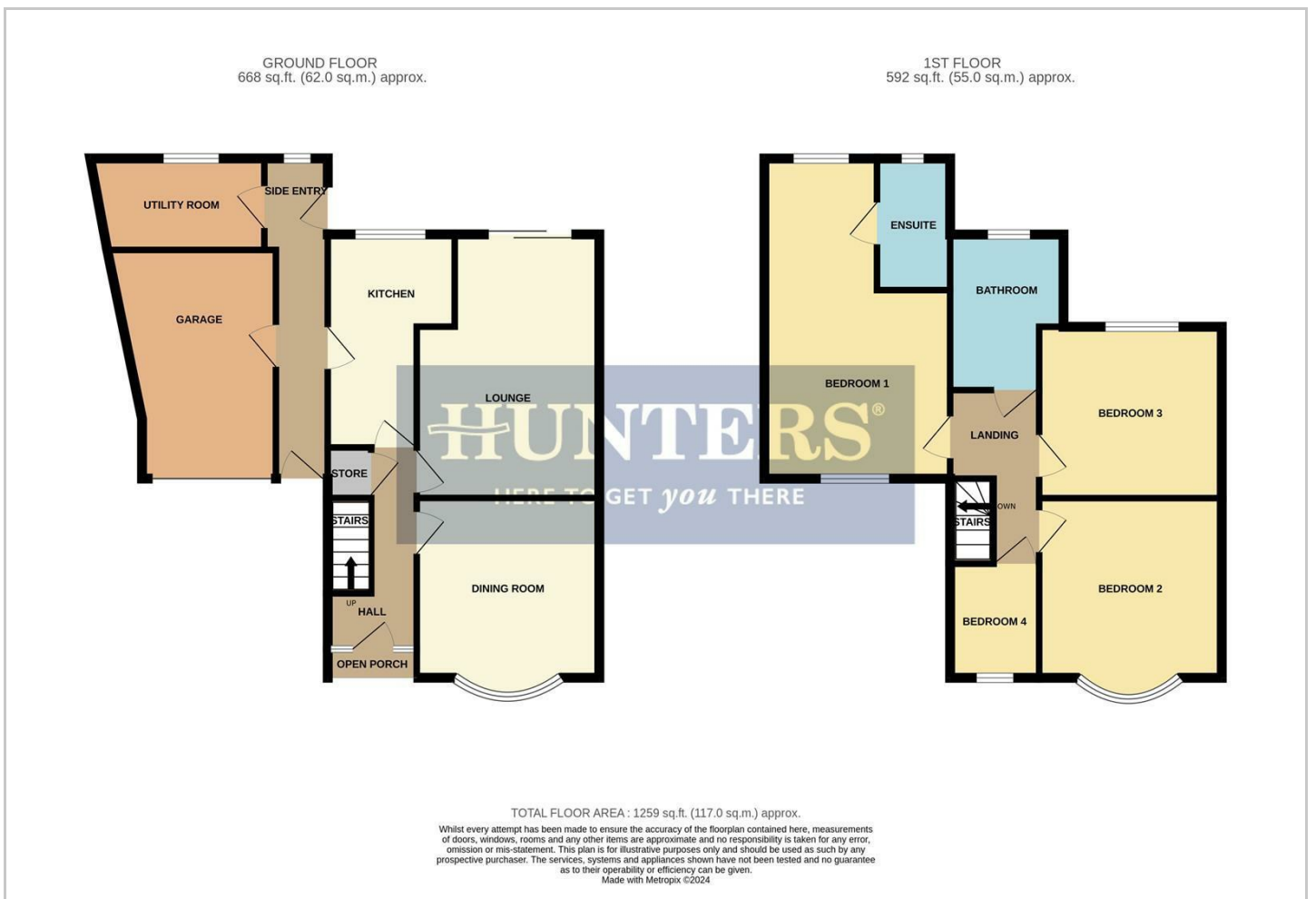
## Hybrid Map



## Terrain Map

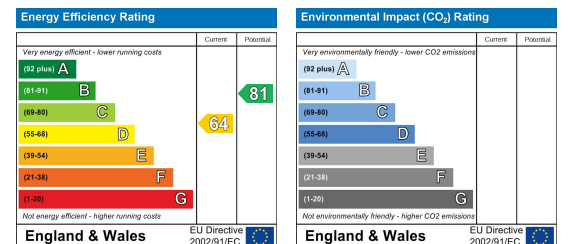


## Floor Plan



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.