

HUNTERS®

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Brades Close

Halesowen, B63 2XZ



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Offers In The Region Of £329,950



Front of The Property

To the front of the property there is a tarmac driveway, mature shrubs and trees, gated side access leading to rear garden, canopy with recessed spotlights, further outdoor lighting, electric up and over door leading to garage and double glazed composite door leading to entrance hall.

Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, door to lounge, built-in cupboard, panelling, recessed spotlights, wooden floor, double glazed window to front and a central heating radiator.

Lounge

14'1" x 12'1" max (4.3 x 3.7 max)

With a door leading from the entrance hall, open to sitting room, comfortable space for seating, feature fire place with gas fire, under stairs storage cupboard, wooden floor, double glazed bow window to front and a central heating radiator.

Sitting Room

10'9" x 7'10" (3.3 x 2.4)

With a door leading from the kitchen diner and open to lounge, space for seating or dining, wooden floor, double glazed french doors and windows to rear and a central heating radiator.

Kitchen Diner

15'5" x 13'1" (4.7 x 4)

With a door leading from the sitting room, fitted with a range of high quality shaker-style matching wall and base units, granite worksurfaces with matching upstands, belfast sink and drainer grooves, Quooker boiling tap, integrated oven and grill, induction hob, stainless steel cooker hood over, dishwasher, fridge freezer, centre island complete with wooden worksurfaces, breakfast bar, tiled floor, recessed spotlights, space for large dresser and dining table, double glazed patio doors leading to rear and a central heating radiator.

Landing

With stairs leading from the entrance hall, doors to various rooms, panelling, storage cupboards, loft access with pull-down ladders and double glazed window to side.

Bedroom One

10'2" x 8'6" (3.1 x 2.6)

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

Bedroom Two

9'10" x 8'6" max (3 x 2.6 max)

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

Bedroom Three

6'6" x 6'6" (2 x 2)

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

Bathroom

With a door leading from the landing, corner bath with shower attachment, WC, wash hand basin, tiled walls, extractor, double glazed window to front and a central heating radiator.

Garage

18'0" x 7'10" (5.5 x 2.4)

With electric up and over door leading from the front of the property, further double glazed door leading to side, eaves storage, loft access, plumbing for washing machine, space for tumble dryer and tall standing fridge freezer, light, power and wall mounted central heating boiler.

Garden

With double glazed patio and french doors leading from the kitchen diner and living room to a paved seating area with decorative chipping stones, mature shrubs and trees, pond and water feature, sleeper steps, foliage archway, well maintained lawn, decorative bark housing wild garden, outside lighting, tap, shed and gated side access leading to the front of the property.



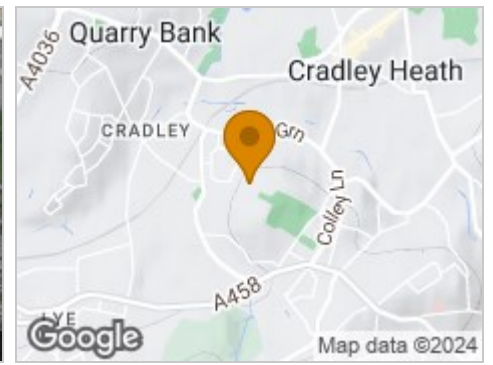
Road Map



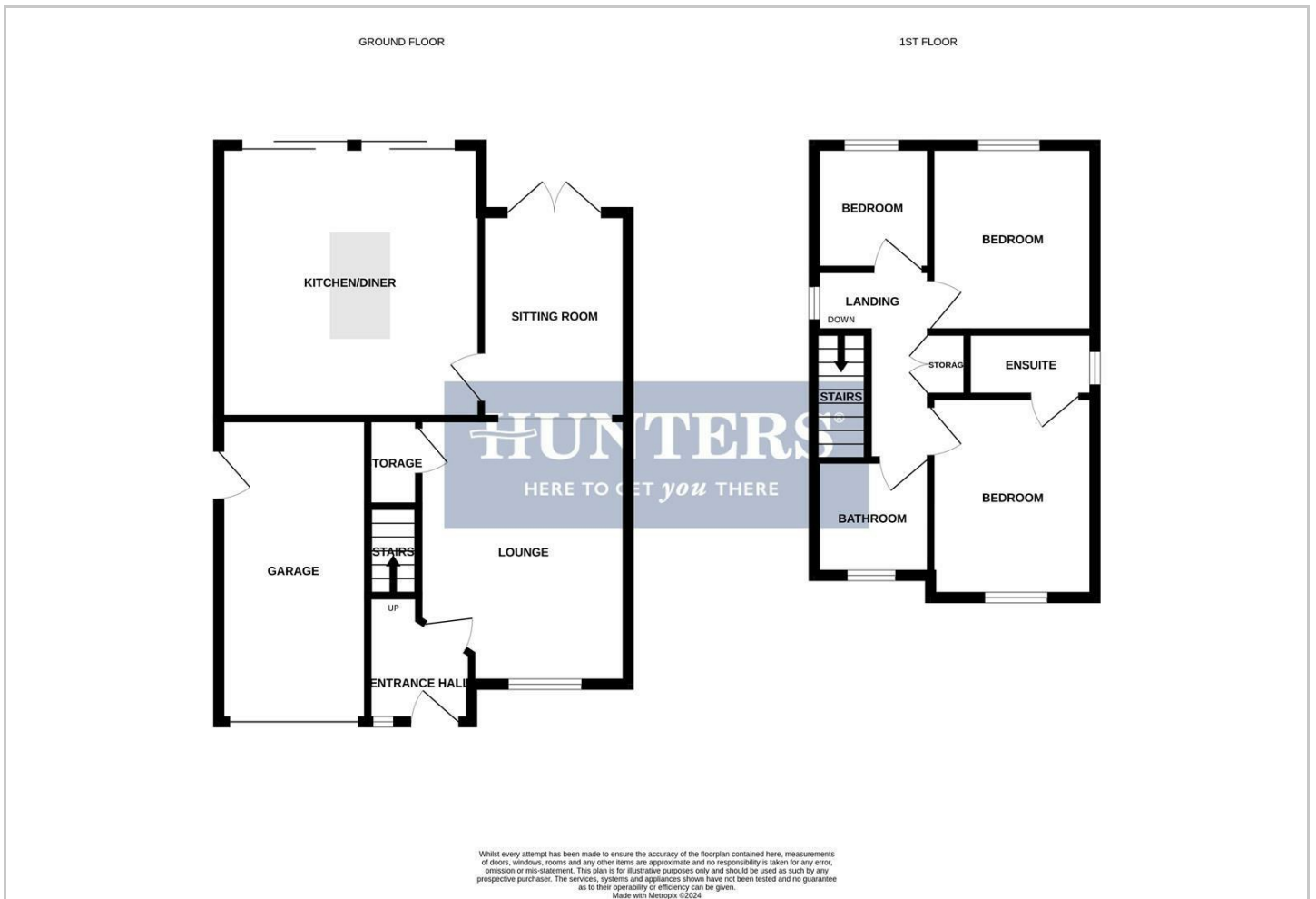
Hybrid Map



Terrain Map



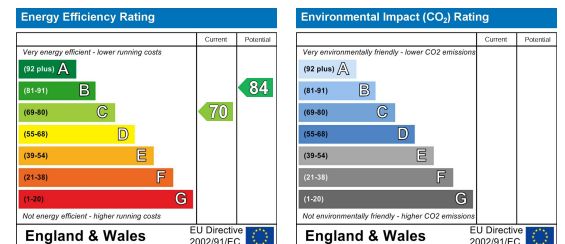
Floor Plan



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.