

# HUNTERS<sup>®</sup>

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Apperley Way

Halesowen, B63 2XP



Council Tax: C



# 86 Apperley Way

Halesowen, B63 2XP

Offers In The Region Of £270,000



## Front of the Property

There is a tarmac driveway, electric roller shutter door to garage, decorative chipping stones, steps to front door, and double glazed door to porch.

## Entrance Hall

With a double glazed door leading from the porch, opening to kitchen, doors leading to various rooms, storage cupboard and a central heating radiator.

## Kitchen

10'3 x 7'2 (3.12m x 2.18m)

With an opening leading from the entrance hall, a range of wall and base units, oven, gas hob with stainless steel cooker hood above, space for fridge freezer, plumbing for washing machine, stainless steel sink and drainer and double glazed window to front.

## Lounge

16'2 x 9'5 (4.93m x 2.87m)

With a door leading from the entrance hall, brick feature fireplace, double doors to garden, double glazed windows to front and a central heating radiator.

## Wet Room

5'48 x 7'1 (1.52m x 2.16m)

With a door leading from the entrance hall, W/C, hand wash basin, walk in shower, double glazed window to side and a chrome heated towel rail.

## Bedroom One

10'3 x 11'05 (3.12m x 3.48m)

With a door leading from the entrance hall, built in wardrobe storage, double glazed window to rear and a central heating radiator.

## Bedroom Two

10'2 x 11'1 (3.10m x 3.38m)

With a door leading from the entrance hall, built in wardrobe storage, double glazed window to front and a central heating radiator.

## Garden

With double doors leading from the lounge, tiered garden with steps leading to top, decorative chipping stones, slab patio area, gated side access and double glazed door to garage.

## Garage

20 x 7'1 (6.10m x 2.16m)

With electric roller shutter door to front, ample storage and door leading to rear garden.



## Road Map



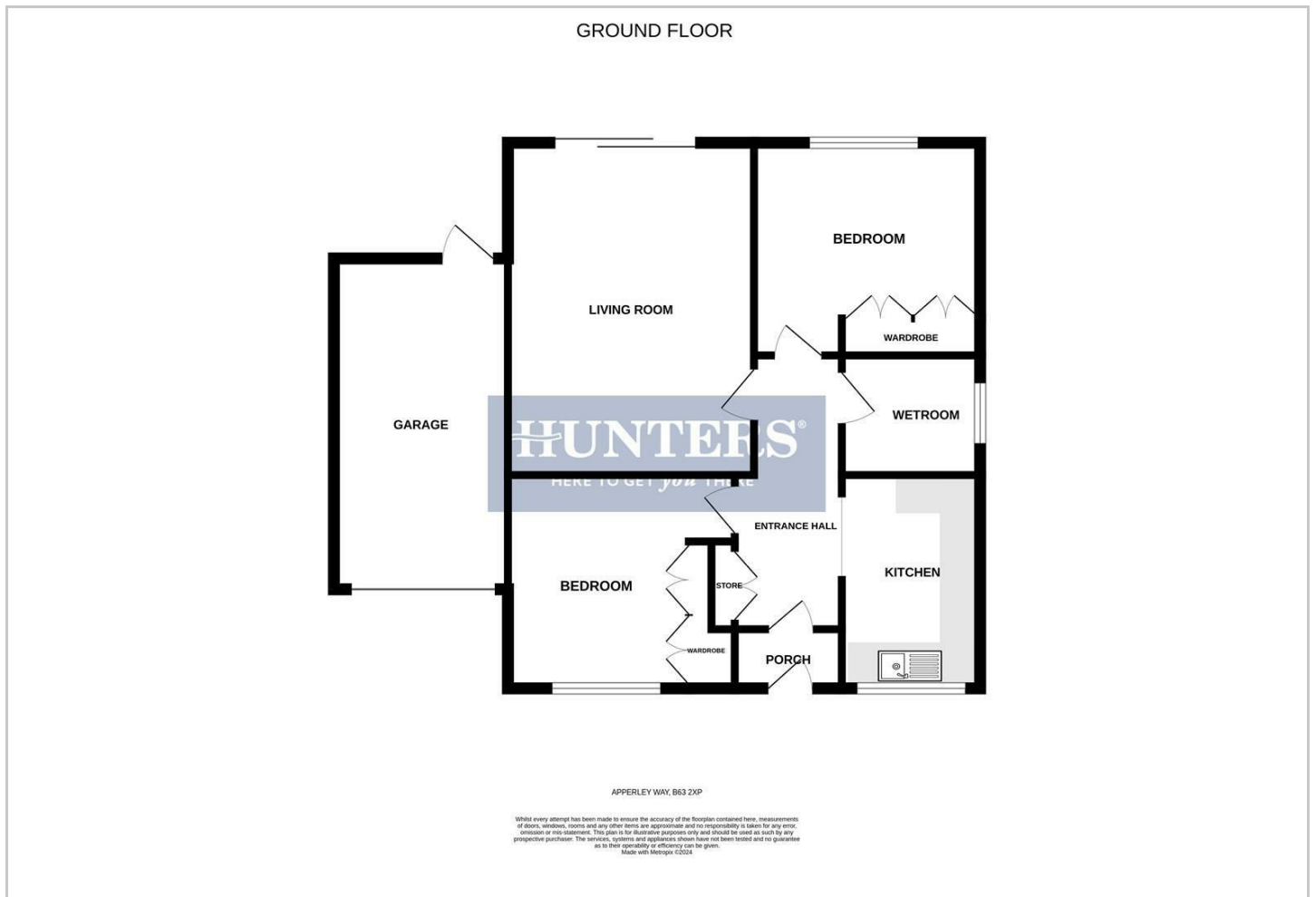
## Hybrid Map



## Terrain Map



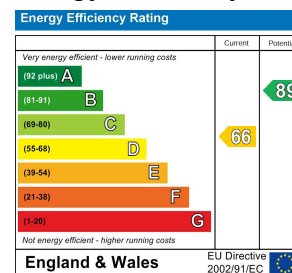
## Floor Plan



## 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.