

HUNTERS®

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Hambleton Road

Halesowen, B63 1JT



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Offers Over £330,000



Front of The Property

To the front of the property there is a large block paved driveway, gated side access leading to rear garden, outside lighting and double glazed composite door leading to entrance hall.

Entrance Hall

With a double glazed composite door leading from the front of the property and further oak door with glass inserts leading to lounge.

Lounge

16'0" x 10'5" (4.9 x 3.2)

With an oak door with glass inserts leading from entrance hall, comfortable space for seating, open to dining room and door leading to kitchen breakfast room, double glazed window to front and a central heating radiator.

Dining Room/ TV Snug

13'9" x 6'10" (4.2 x 2.1)

Open from lounge, space for dining table, built-in storage, double glazed window to front and a central heating radiator.

Kitchen Breakfast Room

18'4" x 8'6" (5.6 x 2.6)

With an oak door with glass inserts leading from lounge, fitted with a range of matching wall and base units, worksurfaces with matching upstands, ceramic sink and drainer, space for rangemaster-style cooker with feature splashback, extractor hood over, integrated fridge freezer, dishwasher, integrated washing machine, large pull-out larder cupboard, breakfast bar, recessed spotlights, double glazed bi folding doors leading to conservatory and a vertical column central heating radiator.

Conservatory

11'1" x 8'6" (3.4 x 2.6)

With double glazed bi folding doors leading from kitchen breakfast room, fitted cushioned seating with pillows and storage, log burning stove with slate hearth and surround, recessed spotlights and double glazed door and windows to rear.

Landing

With stairs leading from lounge, feature oak and glass balustrade, doors to various rooms, loft access with pull down ladders and double glazed window to side.

Bedroom One

11'1" x 8'2" (3.4 x 2.5)

With a door leading from landing, fitted wardrobes with lighting, further pendant-style lights, double glazed window to front and a central heating radiator.

Bedroom Two

9'6" x 10'9" (2.9 x 3.3)

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

Bedroom Three

8'6" x 8'2" (2.6 x 2.5)

With a door leading from landing, space for home working, single bed and wardrobes, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from landing, bath with shower over, fitted shower screen, WC and wash hand basin set into vanity unit, tiled splashback, tiled floor, panelling, double glazed window to rear and a central heating towel rail.

Garden

With double glazed door leading from conservatory to a patio seating area, sleeper borders with decorative chipping stones, shed, decked seating areas with inset lighting and covered pergola, outside tap and gated side access leading to the front of the property.



Road Map



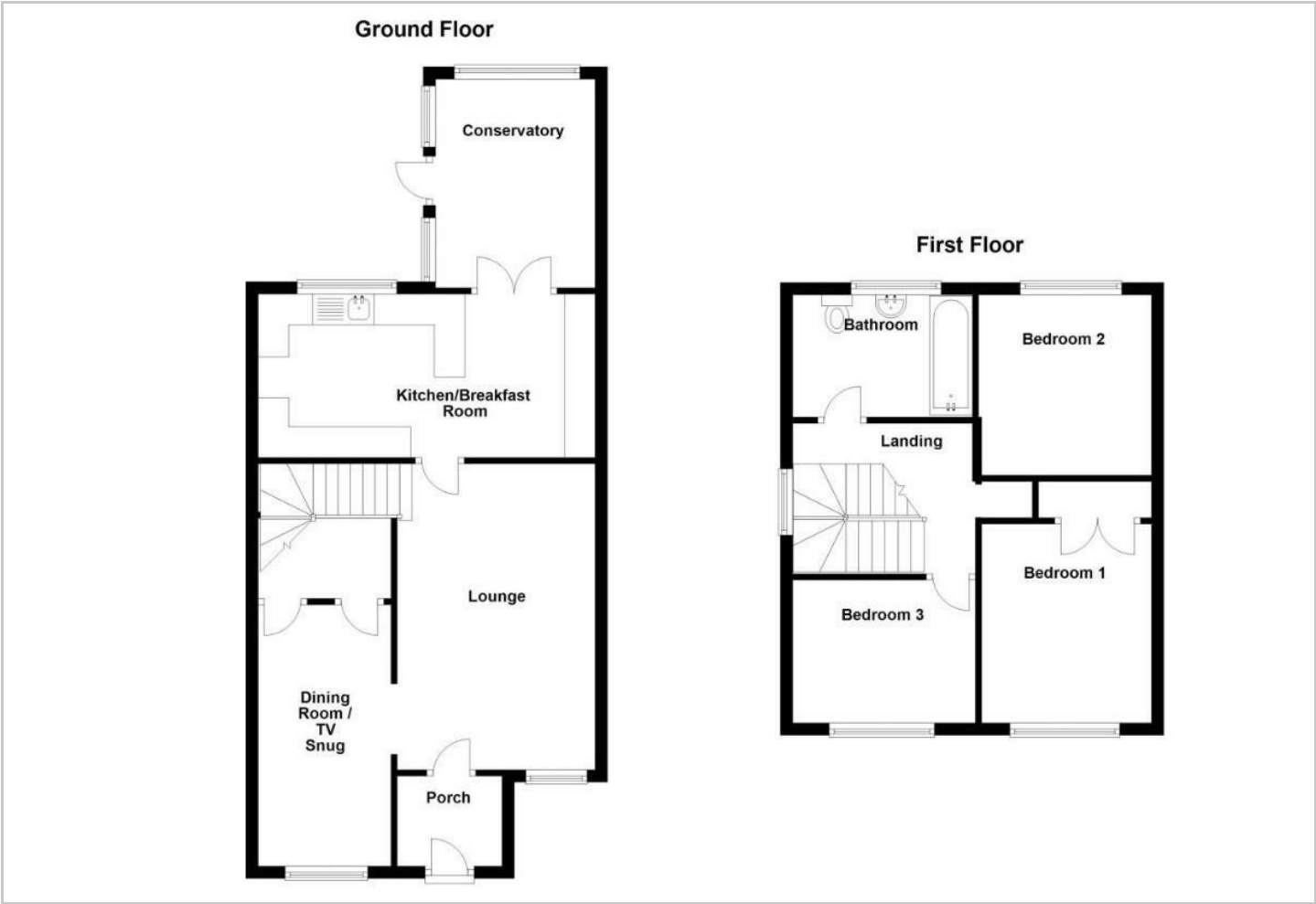
Hybrid Map



Terrain Map



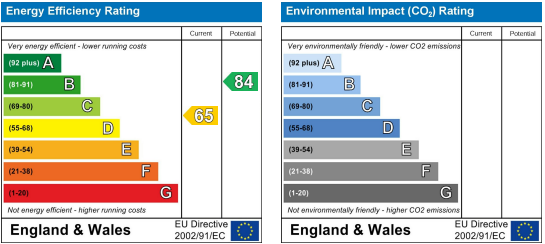
Floor Plan



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.