

# HUNTERS<sup>®</sup>

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## Caslon Flats, Tree Acre Grove

Halesowen, B63 2EZ





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Offers Around £125,000



## Front of The Property

To the front and side of the property there is space for parking, communal lawn and steps leading to communal front door with intercom.

## Communal Hall

With a door leading from the front of the property and further door to inner hall.

## Inner Hall

With a double glazed composite door leading from communal hall, doors to various rooms, intercom, storage cupboard and a central heating radiator.

## Lounge

15'1" x 11'1" (4.6 x 3.4)

With a door leading from inner hall, feature fire place with gas fire and marble hearth, space for seating, dual aspect double glazed windows to front and side and a central heating radiator.

## Kitchen Breakfast Room

10'9" x 9'10" (3.3 x 3)

With a door leading from inner hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, sink and drainer, upstands, integrated oven, electric hob with cooker hood over, plumbing for washing machine, space for tumble dryer and breakfast table, large storage cupboard housing central boiler, tiled floor, double glazed window to rear, further double glazed door leading to rear and a central heating radiator.

## Bedroom One

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

With a door leading from inner hall, double glazed windows to side and rear and a central heating radiator.

## Bedroom Two

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

With a door leading from inner hall, double glazed windows to front and side and a central heating radiator.

### Shower Room

With a door leading from inner hall, walk-in shower with waterfall shower head and separate shower attachment, fitted shower screen, WC and wash hand basin set into vanity unit, part tiled walls and tiled floor, recessed spotlights, double glazed window to side and a central heating radiator.

### Sheltered Storage Area

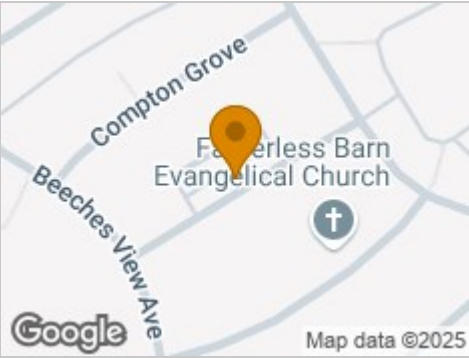
With double glazed door leading from kitchen breakfast room, space for storage, storage cupboard with lighting and open to rear communal grounds.

### Rear of The Property

The rear of the property comprises of communal lawn and shed providing useful storage.



Road Map



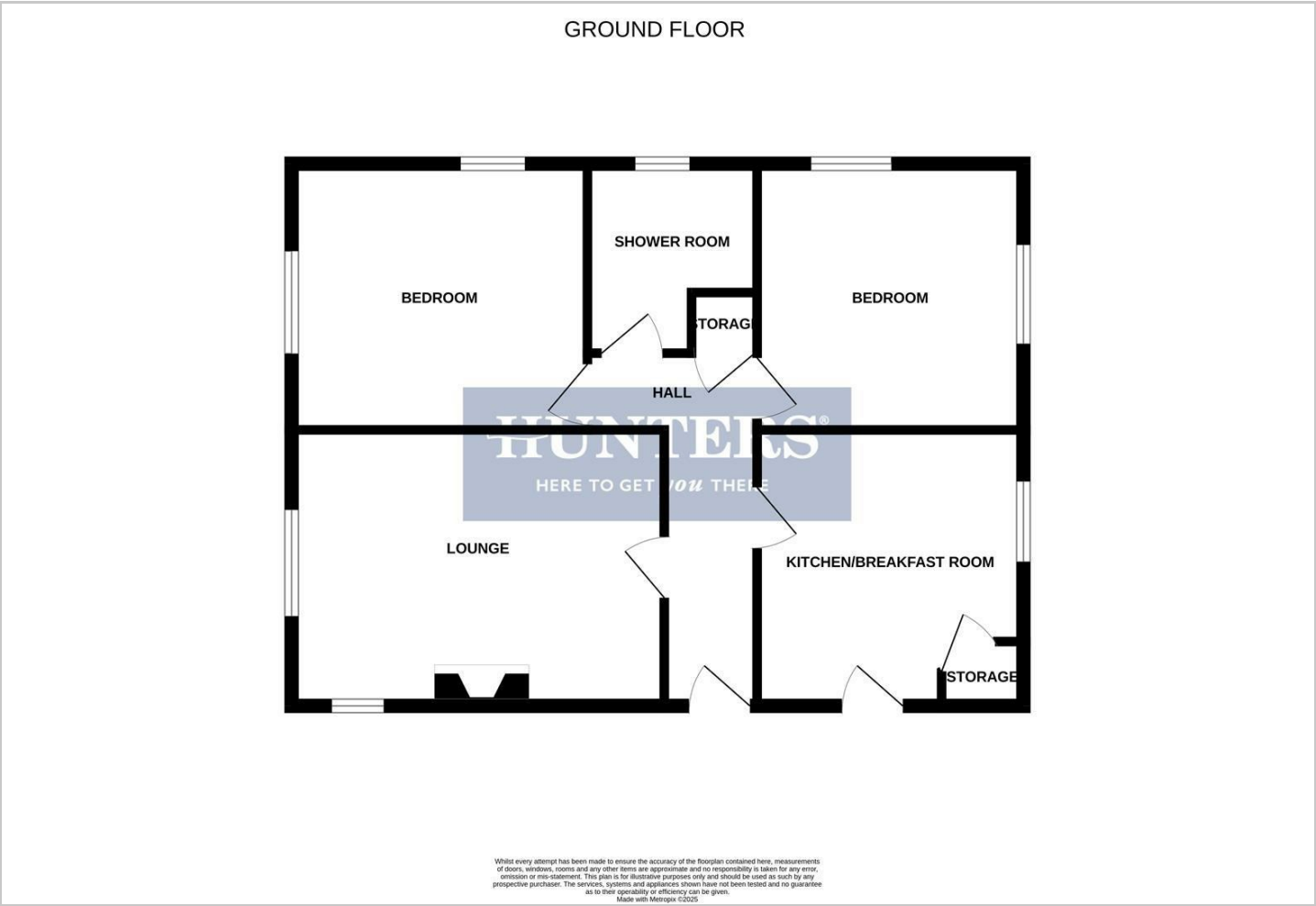
Hybrid Map



Terrain Map



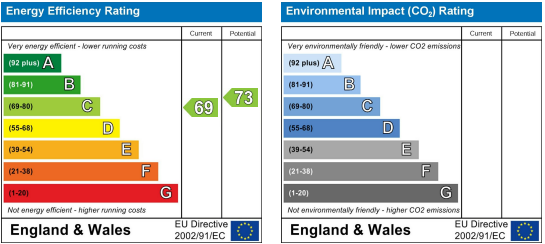
Floor Plan



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.