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Beeches View Avenue

Halesowen, B63 2ER



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£395,000



Front of The Property

To the front of the property there is a large block paved driveway providing ample off road parking, dwarf wall with decorative wrought-iron railings, double glazed composite door leading to entrance hall, further door leading to kitchen diner, outside lighting and gated side access leading to rear garden.

Entrance Hall

With double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, storage cupboard, laminate floor, double glazed window to side and a central heating radiator.

Lounge

18'4" x 11'1" (5.6 x 3.4)

With double doors leading from breakfast room and further door leading from entrance hall, space feature fire place, comfortable space for seating, laminate floor, double glazed bow window to front and a central heating radiator.

Breakfast Room

9'2" x 7'6" (2.8 x 2.3)

With double doors leading from lounge, further sliding door leading from kitchen diner and door to downstairs bedroom, space for seating, matching base units complete with worksurface and tiled splashback, plumbing for washing machine and space for tumble dryer, laminate floor, double glazed window to side and a central heating radiator.

Kitchen Diner

16'4" x 15'8" max (5 x 4.8 max)

With doors leading from entrance hall and breakfast room, fitted with a range of high gloss matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, space for Rangemaster-style cooker with stainless steel cooker hood over, integrated microwave, space for American fridge freezer and dishwasher, moveable centre island and breakfast bar, recessed spotlights and plinth lights, tiled floor, wall mounted central heating boiler, loft access, double glazed window and french doors to rear and two central heating radiators.

Conservatory

14'1" x 9'6" (4.3 x 2.9)

With double glazed french doors leading from kitchen diner, space for large dining table, tiled underfloor heating, double glazed windows and french doors leading to rear garden and a central heating radiator.

Multi Functional Downstairs Bedroom

13'5" x 10'9 (4.09m x 3.28m)

With doors leading from breakfast room and wet room, space for seating, laminate floor, loft access, double glazed door leading to rear garden and a central heating radiator.

Wetroom

With a door leading from downstairs bedroom, shower area with rail, WC, wash hand basin, part tiled walls, extractor, double glazed window to rear and a central heating radiator.

Cloakroom

With a door leading from entrance hall, WC, wash hand basin, part tiling and double glazed window to front.

Landing

With stairs leading from entrance hall, doors to various rooms, large storage cupboard with sliding doors and double glazed window to side.

Tel: 01384 443331

Bedroom One

14'9" x 10'9" max (4.5 x 3.3 max)

With doors leading from landing and en suite, double glazed window to front and a central heating radiator.

En Suite

With a door leading from bedroom one, clawfoot free standing bath with separate shower attachment, WC, wash hand basin set into vanity unit, panelling, extractor, double glazed window to side and a central heating radiator.

Bedroom Two

8'10" x 8'6" (2.7 x 2.6)

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

Bedroom Three

8'10" x 8'2" (2.7 x 2.5)

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

Bedroom Four

9'2" x 6'6" (2.8 x 2)

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

Shower Room

With a door leading from landing, double shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, extractor, double glazed window to side and a central heating radiator.

Garden

With double glazed doors leading from conservatory and downstairs bedroom to a patio seating area, well maintained lawn with mature shrub borders, decorative chipping stones, summerhouse, outside power points, tap and lighting, ramp for wheeler chair access with two side gates leading to the front and side of the property and space for large shed or motorhome.



Road Map



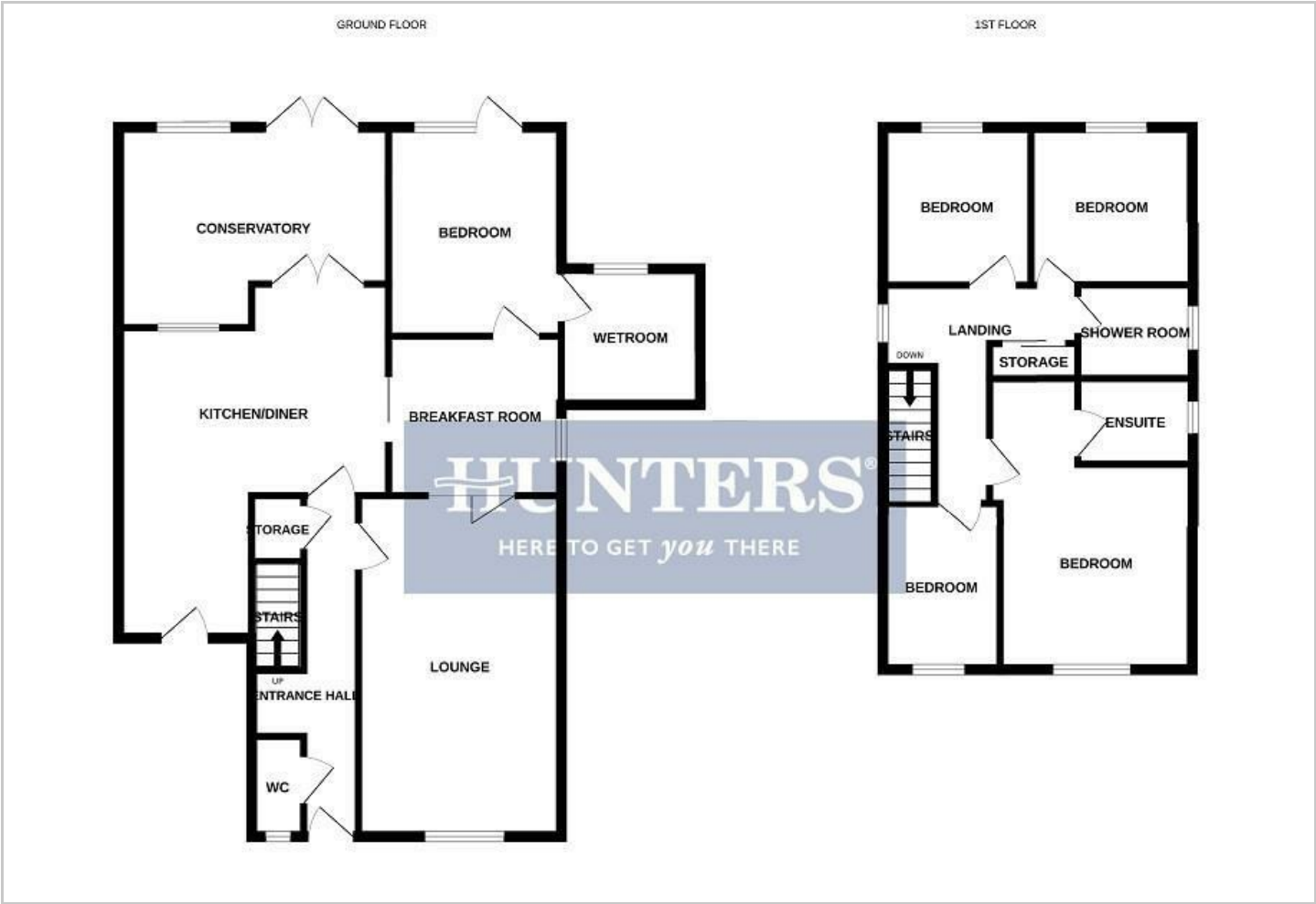
Hybrid Map



Terrain Map



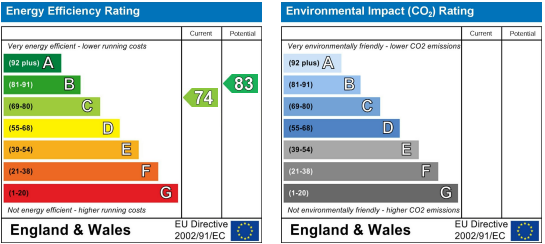
Floor Plan



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.