# HUNTERS®

HERE TO GET you THERE



# Meres Road

Halesowen, B63 2EW





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£250,000







#### Front of The Property

To the front of the property there is a large concrete-print driveway with lawn to side, mature shrubs, decorative stones, up and over door to garage and EV charging point.

#### **Entrance Hall**

With a double glazed door leading from the front of the property, stairs to first floor landing, storage cupboard, door to lounge diner and open to kitchen breakfast room, wooden floor, double glazed window to front and a central heating radiator.

## Lounge Diner

22'3" x 11'9" max (6.8 x 3.6 max )

With a door leading from entrance hall, space for seating and dining, laminate floor, double glazed window to front, further double glazed patio doors to rear garden and two column central heating radiators.

#### Kitchen Breakfast Room

9'10" x 11'9" max (3 x 3.6 max )

Open from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, space for Rangemaster-style cooker and American fridge freezer, wooden breakfast bar, space for dishwasher, wooden floor, door to garage, double glazed window to rear and a vertical column central heating radiator.

#### Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard, loft access and double glazed window to side.

#### **Bedroom One**

12'1" x 10'2" max (3.7 x 3.1 max )

With a door leading from landing, storage cupboard, double glazed window to rear and two central heating radiators.

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#### Bedroom Two

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

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

#### **Bedroom Three**

10'5" x 9'2" (3.2 x 2.8)

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

#### Bathroom

With a door leading from landing, bath with waterfall shower head and separate shower attachment, fluted shower screen, WC, wash hand basin set into vanity unit, tiled splashback, part tiled walls and tiled floor, double glazed window to front and a central heating towel rail.

#### Garage

21'7" x 8'6" (6.6 x 2.6 )

With up and over door leading from the front of the property, useful storage space, plumbing for washing machine, space for tumble dryer and chest freezer, tap and window and door to rear garden.

#### Garden

With double glazed patio doors leading from lounge diner to a patio seating area, lawn, mature shrub borders and trees and door to garage.









## Road Map Hybrid Map Terrain Map







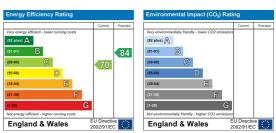
#### Floor Plan



## 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.

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