

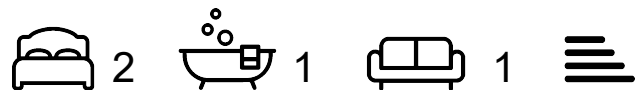
HUNTERS®

HERE TO GET *you* THERE



Beecher Road East

Halesowen, B63 2EB



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Offers In The Region Of £195,000



Front of The Property

To the front of the property there is a tarmacadam driveway and gated side access leading to rear garden.

Entrance Hall

With a double glazed door leading from the front of the property, door to lounge, stairs to first floor landing with wall panelling and stair runner and a central heating radiator.

Lounge

12'9" x 11'5" (3.9 x 3.5)

With doors leading from entrance and rear hall, feature fire place with electric fire, space for seating, double glazed window to front and a central heating radiator.

Kitchen

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

Open from rear hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless sink and drainer, integrated oven, gas hob, space for dishwasher, fridge freezer and breakfast table, double glazed window to rear and a central heating radiator.

Rear Hall

Providing access to various rooms and double glazed door to rear garden.

Utility

With plumbing for washing machine, space for tumble dryer, useful storage space and double glazed window to side.

WC

With a door leading from rear hall, WC, wash hand basin, part tiled walls, double glazed window to side and a central heating radiator.

Landing

With stairs leading from entrance hall, wall panelling with stair runner, doors to various rooms and double glazed window to side.

Bedroom One

12'9" x 11'1" (3.9 x 3.4)

With a door leading from landing, useful storage cupboard housing central heating boiler and window to front, further double glazed window to front and a central heating radiator.

Bedroom Two

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

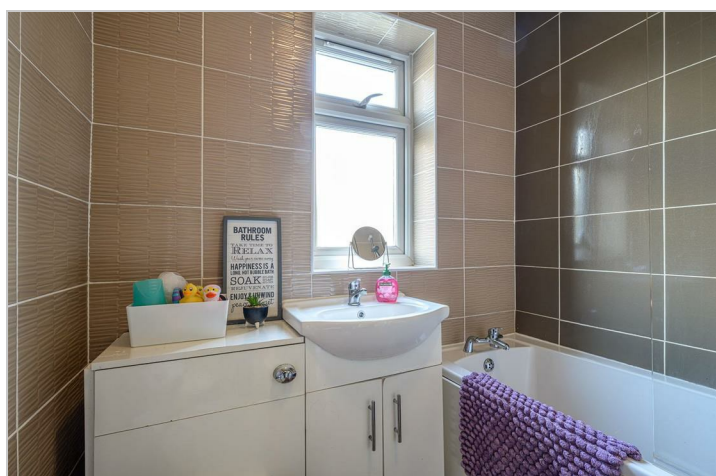
With a door leading from landing, wall panelling, loft access to a boarded loft with ladders, double glazed window to rear and a central heating radiator.

Bathroom

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

Garden

With a double glazed door leading from rear hall to a patio seating area, well maintained lawn, decorative slate, two sheds providing useful storage, outside tap and gated side access leading to the front of the property.



Aerial map of Belle Vale showing a yellow location pin. The map includes labels for 'Belle Vale' and 'Google'. The bottom of the image shows the text 'bus, Landsat / Copernicus, Maxar Technologies'.

GROUND FLOOR

KITCHEN

LOUNGE

REAR HALL

WC

UTILITY

STAIRS

UP

ENTRANCE HALL

1ST FLOOR

BEDROOM

BEDROOM

BATHROOM

LANDING

DOWN

STAIRS

STORAGE

HUNTERS
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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