

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beecher Road East

Halesowen, B63 2EB





# Beecher Road East

Halesowen, B63 2EB

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 )

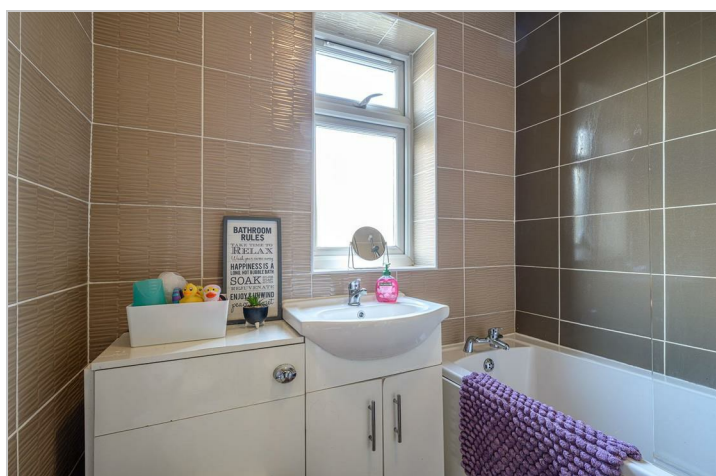
With a door leading from landing, wall panelling, loft access to a boarded loft with ladders, double glazed window to rear and a central heating radiator.

### Bathroom

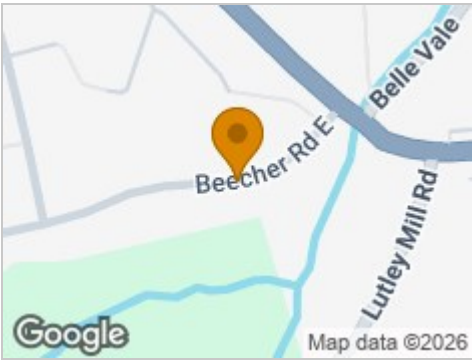
With a door leading from landing, bath with shower over and fitted shower screen, WC and wash hand basin set into vanity unit, tiled walls, double glazed window to rear and a chrome central heating towel rail.

### 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.



Road Map



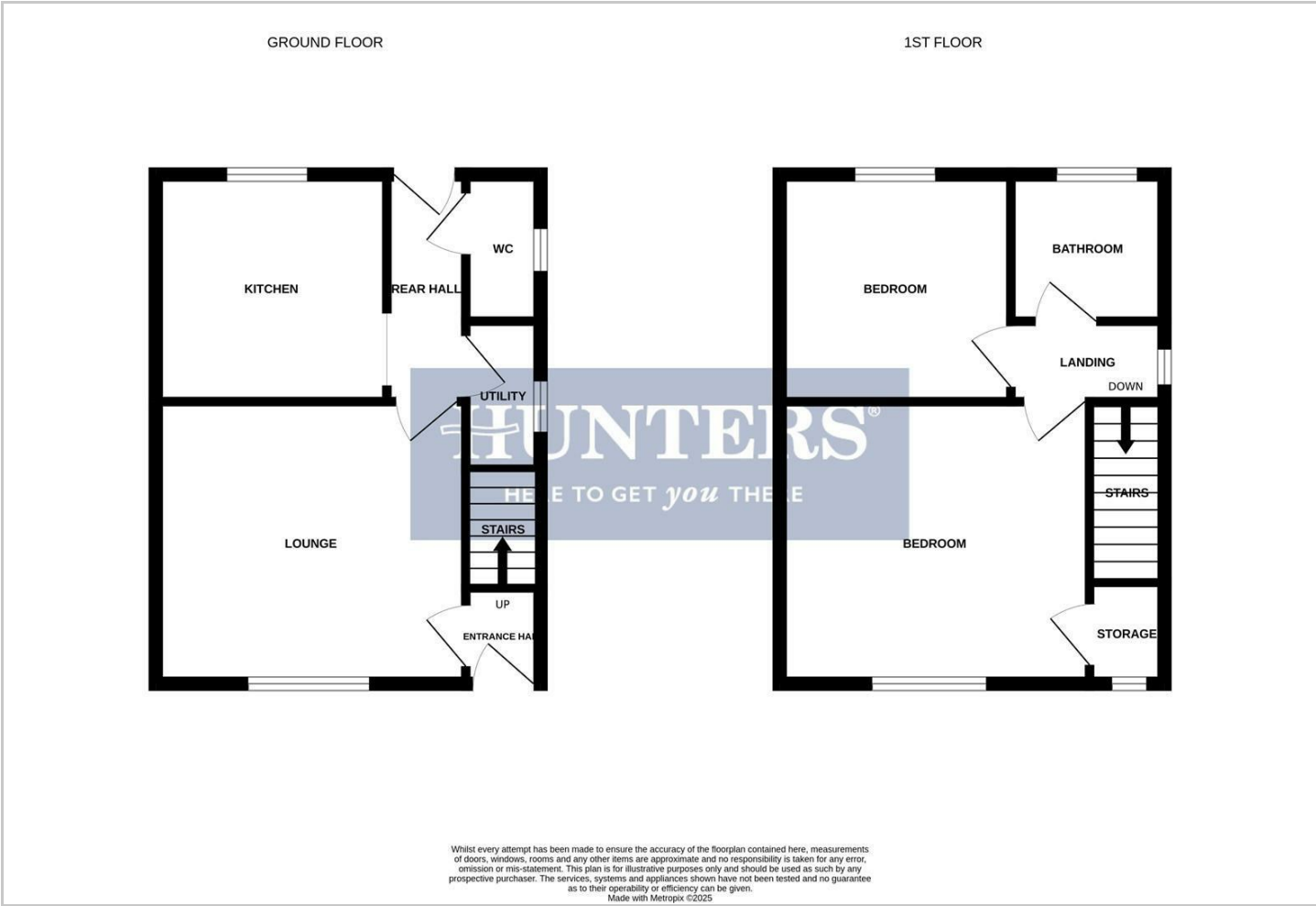
Hybrid Map



Terrain Map



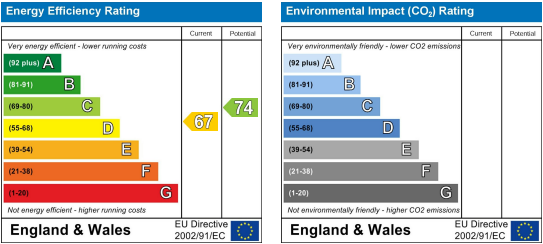
Floor Plan



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.