

# HUNTERS®

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## Radbourne Drive

Halesowen, B63 2YD



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Offers In The Region Of £460,000



## Front of The Property

To the front of the property there is a tarmacadam driveway with well maintained lawn to side, mature shrub screening, outside light and gated side access leading to the rear of the property.

## Entrance Hall

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

## Lounge

16'8" x 13'5" max (5.1 x 4.1 max )

With a door leading from entrance hall and open to dining area, feature wood burning stove with decorative backboard and slate hearth, comfortable space for seating, two ceiling roses, wall lights, aircon and double glazed bay window to front.

## Dining Area

9'10" x 10'5" (3 x 3.2)

Open from lounge and kitchen, space for dining table, double glazed french doors to conservatory and a column central heating radiator.

## Kitchen

16'8" x 10'5" (5.1 x 3.2 )

Open from dining area and doors to various rooms, fitted with a range of matching wall and base units, quartz worksurfaces with bowl sink and instant hot water tap, drainer grooves and matching upstands, integrated oven, grill and microwave, separate induction hob, pop-up extractor, wine cooler, dishwasher, space for double American fridge freezer, hidden pop-up spice racks, recessed spotlights, double glazed windows to rear, further double glazed door to side and two vertical column central heating radiators.

## Conservatory

16'0" x 10'5" (4.9 x 3.2)

With double glazed french doors leading from dining area, plumbing for washing machine, space for seating and tumble dryer and double glazed windows and french doors to rear garden.

## WC

With a door leading from kitchen, WC, wash hand basin set into vanity unit, tiled splashback and floor, recessed spotlights, double glazed window to rear and a column central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms, loft access, dado rail and aircon.

## Master Bedroom

11'9" x 11'5" into wardrobes (3.6 x 3.5 into wardrobes)

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

## En Suite

With a door leading from master bedroom, shower cubicle, WC and wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, double glazed window to front and a chrome central heating towel rail.

## Bedroom Two

13'1" x 7'10" (4 x 2.4)

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

## Bedroom Three

12'5" x 8'6" max (3.8 x 2.6 max )

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

## Bedroom Four

9'2" x 8'6" (2.8 x 2.6)

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

## Bathroom

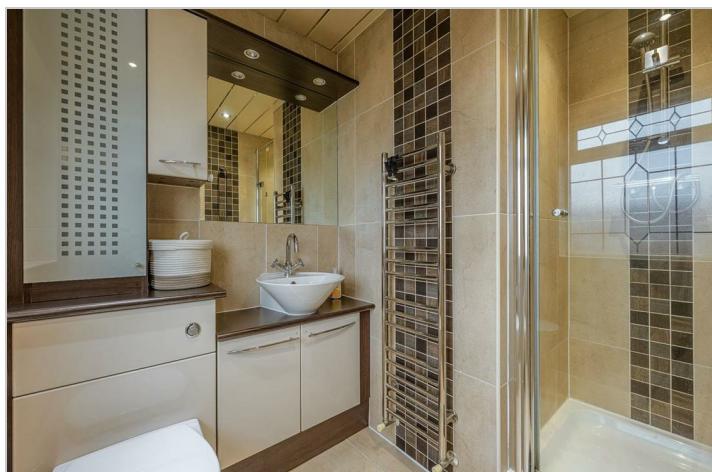
With a door leading from landing, P-shaped bath with jets and waterfall shower head over and separate shower attachment, fitted shower screen, WC, wash hand basin set into vanity unit, storage cupboard housing central heating boiler, tiled floor, recessed spotlights, double glazed window to side and a chrome central heating towel rail.

## Garden

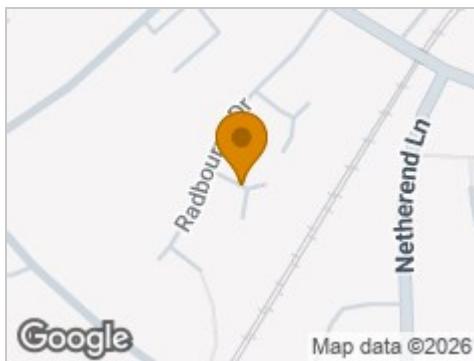
With double glazed doors leading from conservatory and kitchen to a decked seating area with recessed spotlights and pergola, well maintained lawn, garden store, door to garage and gated side access leading to the front of the property.

## Garage

With up and over door leading from the front of the property, useful storage space, light and power and door to rear.



## Road Map



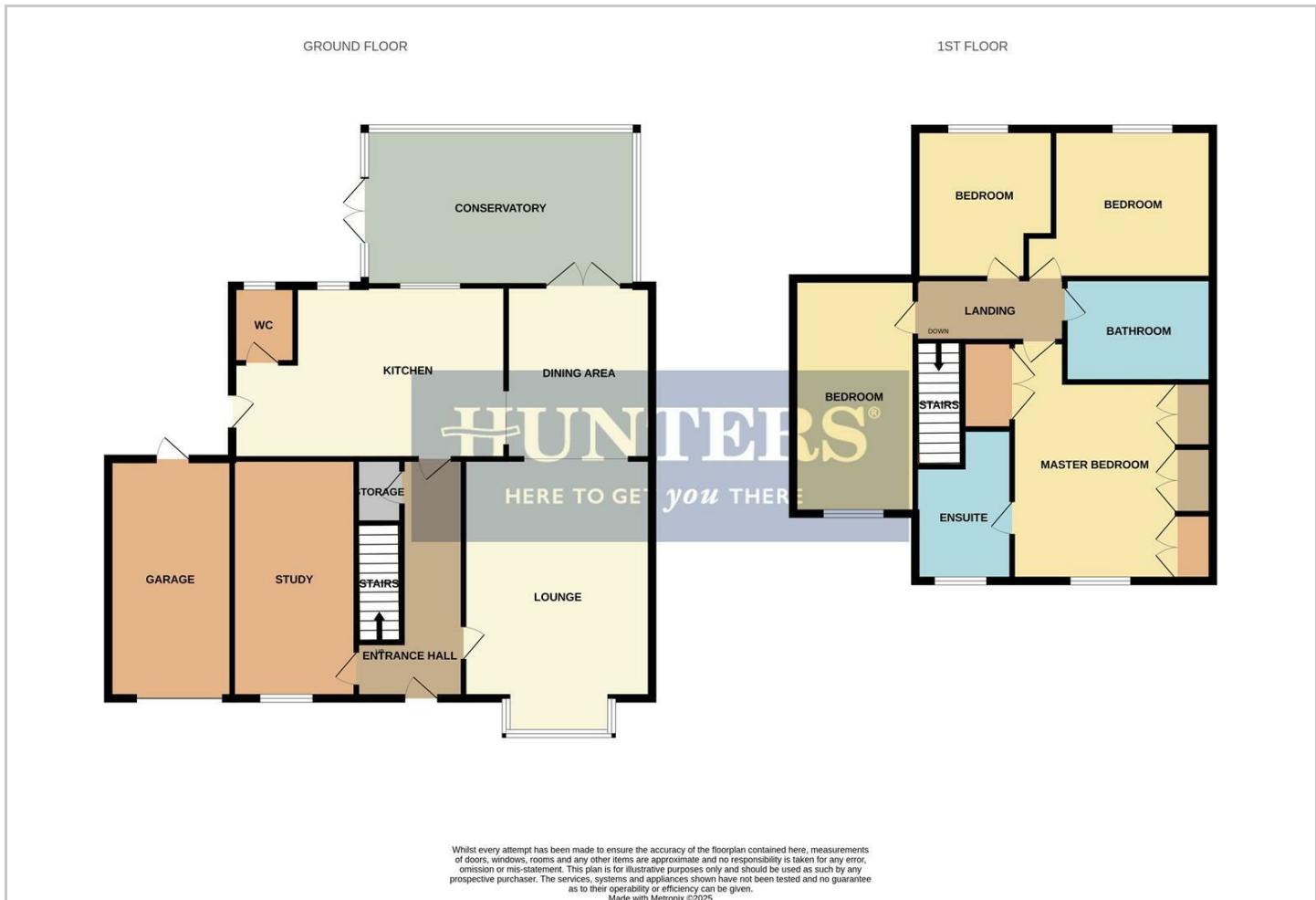
## Hybrid Map



## Terrain Map



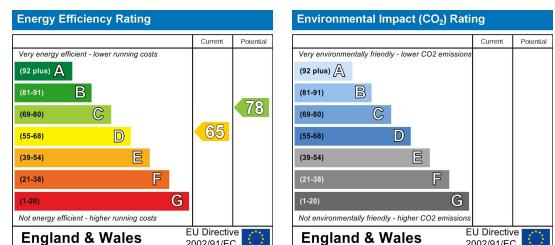
## Floor Plan



## 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.