

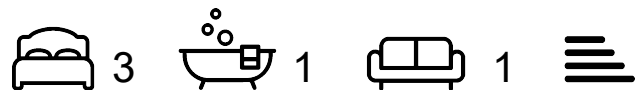
HUNTERS®

HERE TO GET *you* THERE



Hawne Lane

Halesowen, B63 3RN



35 Hawne Lane

Halesowen, B63 3RN

Offers In The Region Of £285,000



Front of The Property

To the front of the property beyond dwarf wall is a tarmac driveway, gated side access to rear garden and double glazed door to porch.

Porch

With a double glazed door leading from the front of the property and further door to entrance hall.

Entrance Hall

With a door leading from porch, stairs to first floor landing with storage cupboard, doors to various rooms and a central heating radiator.

Lounge

16'8" x 9'10" max (5.1 x 3 max)

With a door leading from entrance hall, feature fire place with electric fire, exposed wooden floor boards, double glazed bay window to front and a central heating radiator.

Kitchen Diner

16'4" x 16'4" max (5 x 5 max)

With doors leading from entrance hall and utility, fitted with a range of matching wall and base units, granite worksurfaces and matching upstands, space for Rangemaster-style cooker with stainless steel cooker hood over, one and a half sink and drainer, space for American fridge freezer, recessed spotlights, space for dining table, part herringbone floor, double glazed windows to side and rear a central heating radiator.

Utility

8'6" x 6'10" max (2.6 x 2.1 max)

With doors leading from kitchen diner and WC, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and double glazed door to rear garden.

WC

With a door leading from utility, WC, wash hand basin and double glazed window to rear.

Landing

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

Bedroom One

12'1" x 9'10" max (3.7 x 3 max)

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

Bedroom Two

12'1" x 9'10" max (3.7 x 3 max)

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

Bedroom Three

8'10" x 5'10" (2.7 x 1.8)

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

Bathroom

With a door leading from landing, double walk-in shower with waterfall shower head and separate shower attachment, bath with shower attachment, WC, wash hand basin, part tiled walls, double glazed window to rear and a chrome central heating towel rail.

Garden

With a double glazed door leading from utility to a patio seating area, well maintained lawn, brick-built garden store/workshop, shrub borders and gated side access leading to the front of the property.



A satellite map of Stourbridge, UK, showing a residential area with a large orange location pin. The map includes labels for 'Stourbridge' and 'bus'. The bottom of the image contains the text 'bus, Landsat / Copernicus / Maxar Technologies'.

GROUND FLOOR

1ST FLOOR

WC

UTILITY ROOM

KITCHEN/DINING ROOM

STORAGE

LOUNGE

ENTRANCE HALL

PORCH

BEDROOM

BEDROOM

BEDROOM

BATHROOM

SHOWER ROOM

LANDING

STAIRS

UP

DOWN

HUNTERS

WE TO GET you THERE

Make with MemoPro C3005

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.

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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