



humberstones
homes

25 LANSDOWNE ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QT
£159,950





LOCATION

The property is situated within this popular location and is handy for local shopping facilities and schools, whilst the local major road network enables commuting to M5 motorway (J2) and further to the surrounding areas. The property can be located turning off Hurst Green Road into Lansdowne Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a 2 bedroomed (originally 3 bed) semi detached home in popular location, requiring some modernization but offering potential and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, lounge, dining room, conservatory and kitchen. First floor provides 2 double bedrooms and shower room. Outside is a drive providing off road parking, GARAGE, and rear garden. MAJ DG & Part GCH. EPC Rating: E.

Porch

Single glazed front door leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, and useful understairs storage cupboard.

Kitchen 9' 0" x 6' 7" (2.74m x 2.01m)

Single glazed window to the side (Garage), base unit, work surface area, 2 double wall cupboards, single drainer sink with cupboard below, complimentary tiling to the walls, and sliding door leads to :-

Dining Room 11' 0" x 9' 0" (3.35m x 2.74m)

Gas fire, leading through to Lounge and sliding door to :-

Conservatory 11' 10" x 7' 8" (3.60m x 2.34m)

Double glazed windows to the rear garden, and double glazed sliding door to the rear garden.

Lounge 11' 6" x 10' 10" (3.50m x 3.30m)

Double glazed window to the front, radiator and gas fire.

First Floor Landing

Double glazed window to the side, and doors off to all First Floor Accommodation.

Bedroom One 18' 4"(to back of wardrobe) x 10' 10"(max) (5.58m x 3.30m)

3 Double glazed windows to the front, 2 radiators, and fitted wardrobes with hanging rail and storage.

Bedroom Two 9' 7"(max) x 8' 10"(max) (2.92m x 2.69m)

Double glazed window to the rear, and radiator.

Shower Room 5' 10"(max) x 5' 5"(max) (1.78m x 1.65m)

Double glazed window to the rear, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls

Separate WC

Double glazed window to the side and WC.

Outside

Front

Drive providing off road parking and leading to the accommodation

Garage 29' 8"(max overall) x 7' 4"(max) (9.04m x 2.23m)

Opening doors to the front, Verandah area at the rear and door to the rear garden.

Rear Garden

Slab patio, garden area, pathway, and shrubbed area.

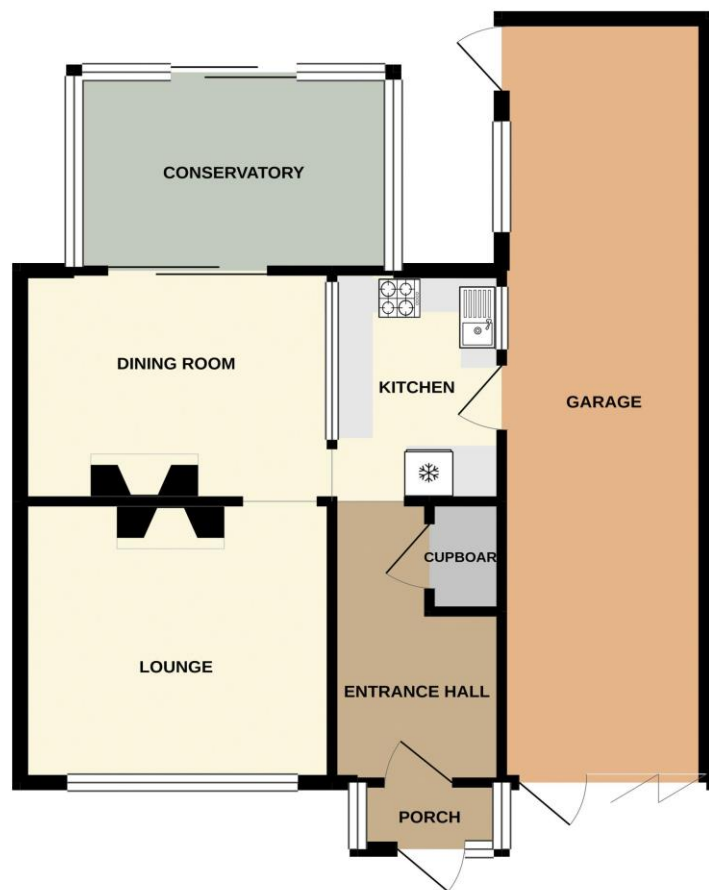
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

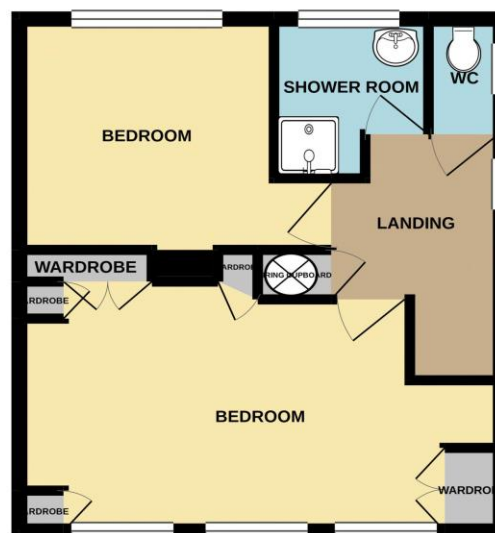
Property related services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

GROUND FLOOR



1ST FLOOR

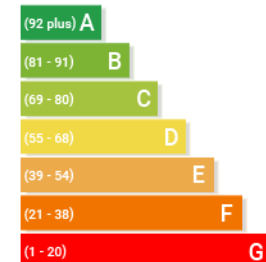


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL

84

51

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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