





LOCATION

The property occupies a pleasant cul-de-sac position within this popular, convenient neighbourhood and is handy for all local shopping facilities available within Blackheath town centre, 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 Halesowen Street into New John Street, and 2nd left into Upper Ashley Street where the property is situated a distance along as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented and improved, 3 bedroomed modern style semi detached home occupying a pleasant cul-de-sac position, briefly comprising the following accommodation:- On the ground floor is a porch, spacious lounge, super re-fitted dining kitchen and conservatory. First floor provides 3 bedrooms and bathroom. Outside is a drive providing off road parking, and pleasant good sized rear garden. Gas radiator heating, Double glazing. EPC rating C.

Porch

Front door leads through to :-

Lounge 14' 2" x 13' 8" (max) (4.31m x 4.16m)

Double glazed bow window to the front, radiator, staircase rising to the first floor, useful understair storage cupboard, attractive feature fire surround and door leads to :-

Dining Kitchen 13' 8" (max) x 10' 6" (4.16m x 3.20m)

Double glazed window to the conservatory, radiator, fine range of base and wall mounted units, work surface areas and concealed lighting, ceiling spot lights, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, breakfast bar, complimentary tiling to the walls, and sliding door leads through to :-

Conservatory 12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed windows looking over the rear garden, radiator and double glazed double opening doors to the rear garden.



First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 13' 7" (to back of wardrobe) x 8' 7" (4.14m x 2.61m)

Double glazed window to the front, radiator, and fitted wardrobe with mirrored sliding door, hanging rail and storage.

Bedroom Two 9' 4" (max) x 7' 6" (into door recess) (2.84m x 2.28m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 6" x 6' 6" (2.28m x 1.98m)

Double glazed window to the rear. Radiator.

Bathroom 7' 6" (max) x 6' 4" (max) (2.28m x 1.93m)

Double glazed window to the side, heated towel rail and attractive suite comprising :- Bath, wash handbasin, low level flush wc and complimentary tiling to the walls.

Outside

Front

Drive providing off road parking, and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, ornamental garden pond, lawn area, shrubbed borders and additional garden area at the rear. Side access gate.

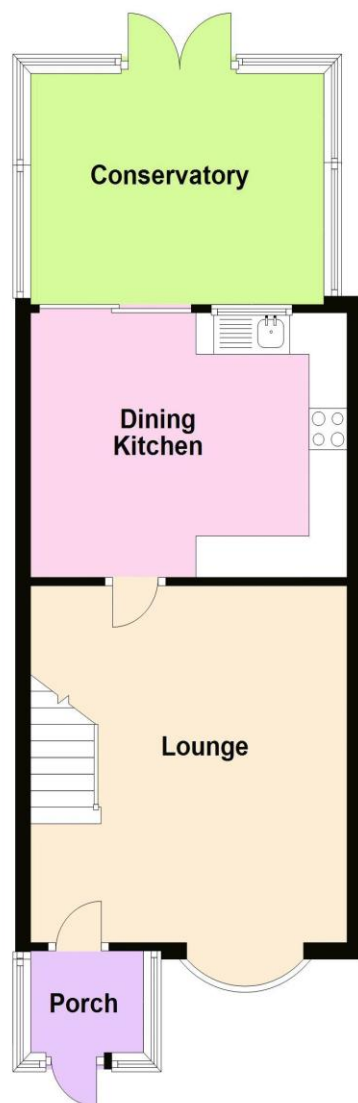
Property related services

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.

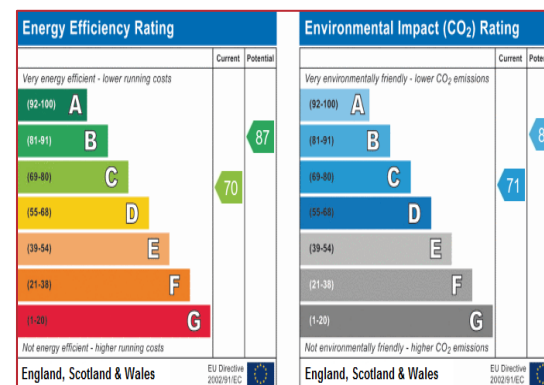
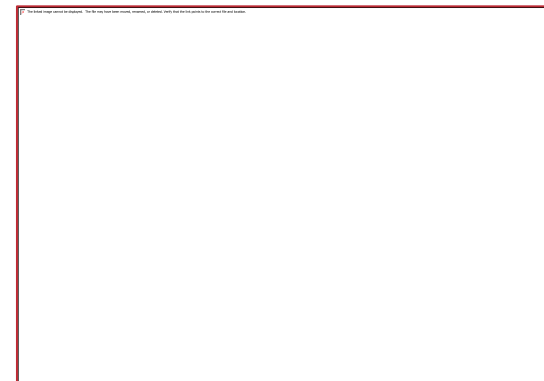
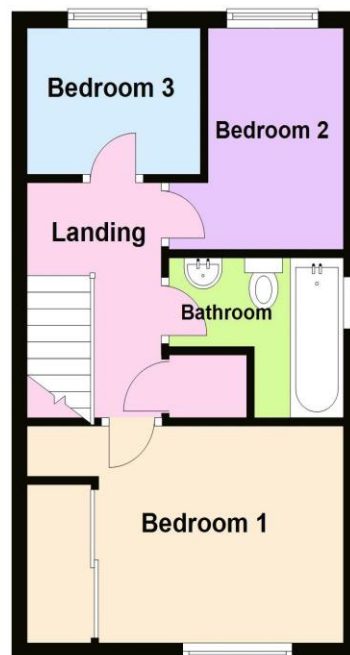
Tenure

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.

Ground Floor



First Floor



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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