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homes

8 FIRTH PARK CRESCENT, HALESOWEN, WEST MIDLANDS, B62 9PG
£240,000





LOCATION

Firth Park Crescent can be found in the residential area of Halesowen in the sought after district of Hurst Green. It has excellent access to local schools & amenities including Rowley Regis train station 1.5 miles, bus routes into Birmingham City Centre, motorway access at junction 3 of the M5, as well as shops & businesses on the Halesowen Road. The property can be found by turning off Halesowen Road into Narrow Lane and continue for some distance turning right into Firth Park Crescent where the house is on the right hand side.

DESCRIPTION

This is a very well presented and much improved extended semi detached home which offers spacious family accommodation throughout. This briefly comprises on the ground floor of a reception hall/study, 23ft lounge, 33ft refitted kitchen diner/family room and side veranda. On the first floor is a landing, three double bedrooms and upgraded bathroom with separate shower cubicle. To the front is a block paved driveway and low maintenance garden. To the rear is a well proportioned landscaped garden with sunny aspect. The property benefits from gas central heating (combi boiler) & UPVC double glazing. EPC Rating: D

UPVC doors from the front lead to side Veranda & Reception Hall/Study

Reception Hall/Study 12' 0" x 10' 7" (3.65m x 3.22m)

Front Facing - Having tiled flooring double panel radiator, wall light point, door to lounge and stairs to first floor landing.

Lounge 23' 0" x 12' 0" (7.01m x 3.65m)

Rear Facing - Having feature fire surround with inset gas fire, double panel radiator, two wall light points, two ceiling light points, double doors to rear garden and patio and door to kitchen.

Kitchen Diner/Family Room 33' 0" x 7' 2" (10.05m x 2.18m)

Dual Aspect - Fitted with range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, breakfast bar, built in electric double oven, gas hob with cooker hood over, integrated appliances including fridge freezer, dishwasher and washing machine, double panel radiator, laminate flooring, three ceiling light points and door to side veranda.

Side Veranda

Having doors to front and rear wall mounted combination gas central heating boiler and ceiling light.

First Floor Landing

Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

Bedroom One 14' 0"max x 8' 0"max (4.26m x 2.44m)

Front Facing - Having fitted wardrobes, built in cupboard, single panel radiator and ceiling light point.

Bedroom Two 12' 0"max x 9' 1"max (3.65m x 2.77m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Three 8' 8" x 7' 3" (2.64m x 2.21m)

Front Facing - Having built in wardrobe, single panel radiator and ceiling point.

Bathroom 12' 0"max x 6' 7" (3.65m x 2.01m)

Dual Aspect - Having suite comprising corner bath with shower tap attachment, walk in double shower cubicle with mixer shower, low level wc, pedestal wash hand basin, tiled floor and walls, heated towel rail airing cupboard and recessed ceiling lights.

Frontage

Having block paved driveway providing off road parking and low maintenance garden.

Rear Garden

Well proportioned enclosed Landscaped garden with sunny aspect having block paved patio, the remainder being predominantly laid to lawn with borders.

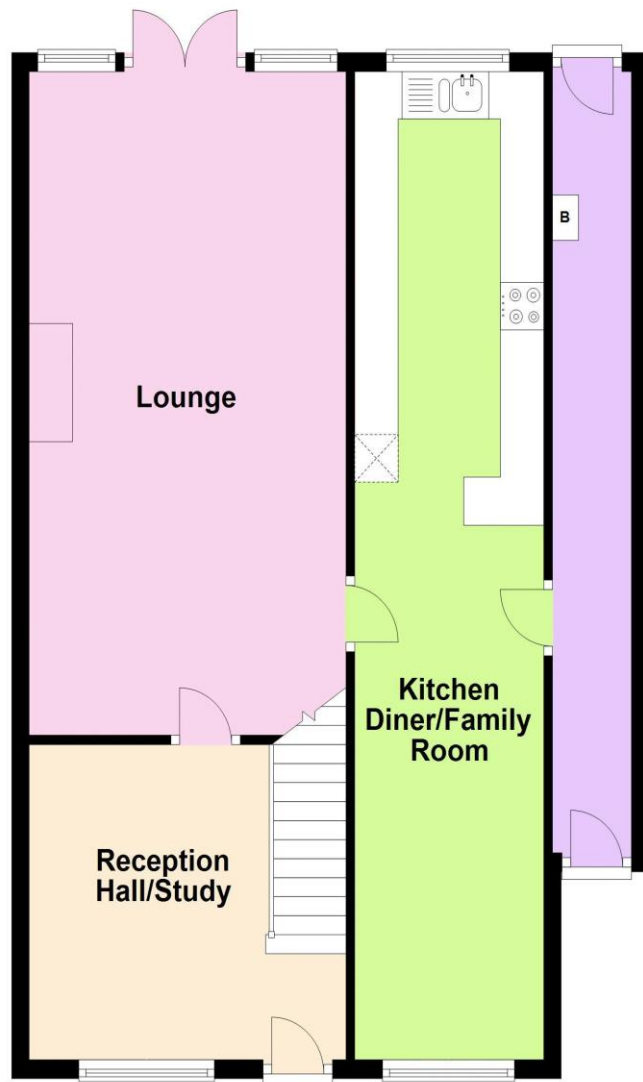
Tenure

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



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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