



humberstones
homes

19 ROUNDHILLS ROAD, HALESOWEN, WEST MIDLANDS, B62 9SB
£225,000





LOCATION

The property occupies a pleasant position within the popular 'Hurst Green' location and is handy for local shopping facilities and amenities, 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 Roundhills Road where the property is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious 3 bedroomed semi detached home within the popular 'Hurst Green' area, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, conservatory, fitted kitchen (with integral oven/hob), utility and downstairs wc. First floor provides 3 bedrooms and bathroom. Outside is a garage and pleasant rear garden. Double glazed and Gas radiator heating. EPC rating C.

Porch

Double glazed door with side double glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, understair recess, and doors off to :-

Through Lounge/Dining Area 24' 0"(max overall) x 12' 5"(max) (7.31m x 3.78m)

Double glazed bow window to the front, 2 radiators, attractive feature fireplace with hearth housing inset coal effect 'living flame' fire, door to the kitchen and double opening doors lead to :-

Conservatory 9' 10" x 9' 2" (2.99m x 2.79m)

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

Fitted Kitchen 9' 10"(max) x 9' 9" (2.99m x 2.97m)

Double glazed window to the rear, base units, work surface area, one double wall cupboard, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, storage recess, return door to the Hall, and door leads to :-

Utility 8' 5"(max) x 7' 10"(max) (2.56m x 2.39m)

Double glazed window to the rear, work surface area, sink, double glazed door to the rear garden, door to the Garage and further door to :-

Downstairs WC

WC and tiling to the walls.

First Floor Landing

Double glazed window to the side, loft access, built in storage cupboard housing the central heating boiler and doors off to all First Floor Accommodation.

Bedroom One 13' 8" x 11' 11" (4.16m x 3.63m)

Double glazed window to the front. Radiator.

Bedroom Two 12' 0" x 10' 0" (3.65m x 3.05m)

Double glazed window to the rear and radiator.

Bedroom Three 9' 2"(max) x 7' 0"(max) (2.79m x 2.13m)

Double glazed window to the front and radiator.

Bathroom 6' 9" x 5' 4" (2.06m x 1.62m)

Double glazed window to the rear, heated towel rail and suite comprising :- 'Jacuzzi' style bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

Outside

Front

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

Garage 17' 0" x 8' 0" (5.18m x 2.44m)

Up and over door, and door to Utility.

Rear Garden

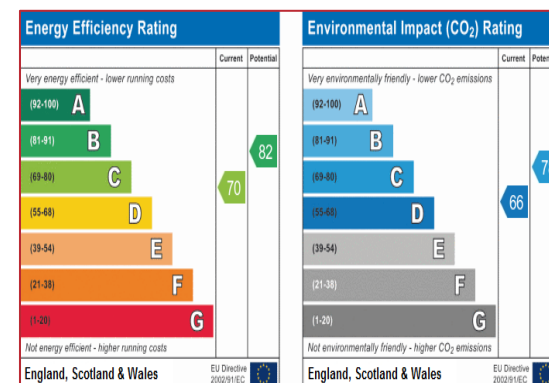
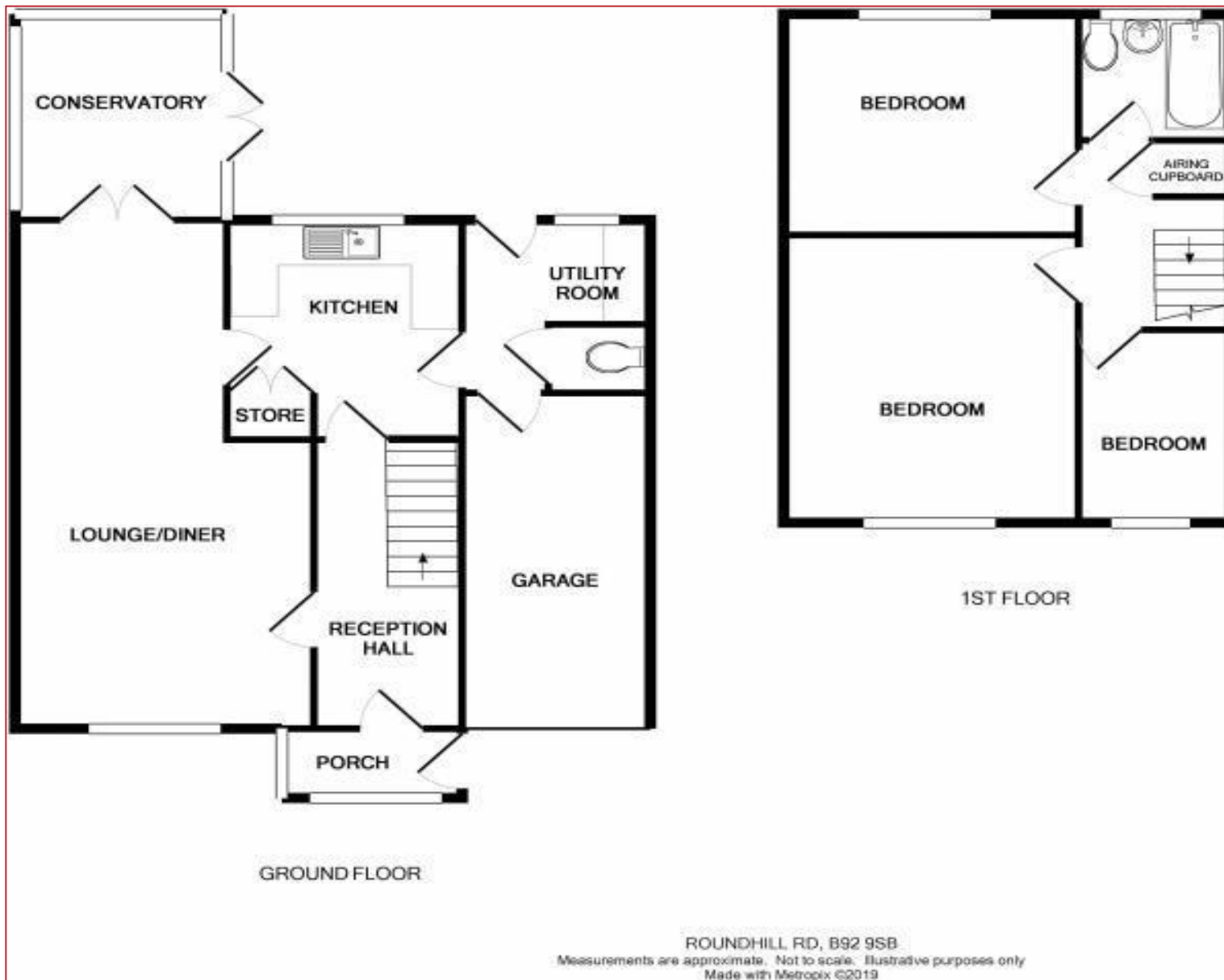
Pleasant rear garden with patio, lawn area and shrubbed border.

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.



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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