



humberstones
homes

96 HALES CRESCENT, SMETHWICK, WEST MIDLANDS, B67 6QS
£175,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local shopping facilities, amenities and schools, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Hales Lane into Hales Crescent, follow the road around the one way system and the property is situated a distance along on the right hand side.

DESCRIPTION

Set back behind a generous sized drive providing off road parking, this is a spacious and improved 3 bedroomed semi detached home, conveniently situated and briefly comprising the following accommodation :- On the ground floor is an entrance hall, lounge and conservatory, separate dining room, and enlarged kitchen. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden. Double glazed and gas radiator heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the first floor.

Lounge 13' 6" (max) x 10' 6" (max) (4.11m x 3.20m)

Radiator, attractive feature fire surround with hearth housing inset living flame fire, double glazed double opening doors lead through to :-

Conservatory 9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window and double glazed double opening doors onto the rear garden.

Sitting/Dining Room 13' 8" x 11' 1" (max) (4.16m x 3.38m)

Double glazed window to the front, radiator, and tiled fireplace and hearth housing coal effect fire.

Kitchen 10' 5" (plus recess) x 10' 4" (max) (3.17m x 3.15m)

Double glazed window to the rear, base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls, door to the front, and door to the rear garden.

First Floor Landing

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

Bedroom One 14' 1" (into recess) x 11' 0" (max) (4.29m x 3.35m)

Double glazed window to the front, and radiator.

Bedroom Two 14' 1" (max) x 10' 6" (max) (4.29m x 3.20m)

Double glazed window to the rear, radiator, and built in storage cupboard.

Bedroom Three (L-shaped) 9' 0" (max) x 7' 10" (max) (2.74m x 2.39m)

Double glazed window to the front, radiator, and storage cupboard housing the central heating boiler.

Bathroom 7' 4" x 5' 10" (2.23m x 1.78m)

Double glazed window to the rear, radiator, and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and 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, lawn area, shrub border and pathway.

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.

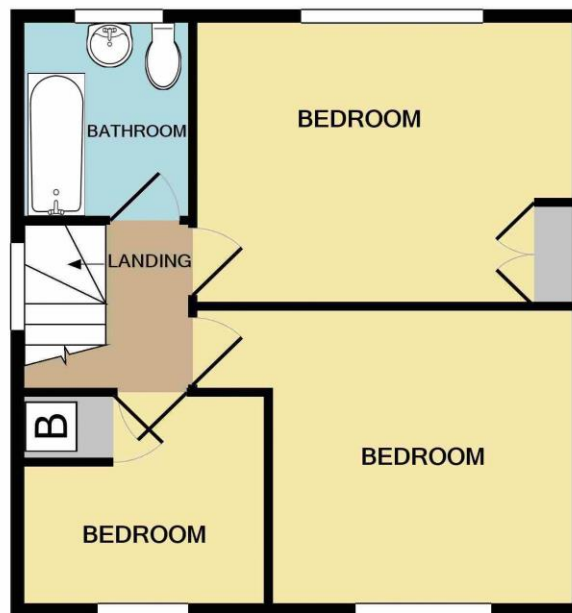
Tenure

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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