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homes

40 NARROW LANE, HALESOWEN, WEST MIDLANDS, B62 9NQ
£270,000





LOCATION

Narrow Lane 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 1.2 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 where the house is situated on the right hand side.

DESCRIPTION

Superbly presented detached home with corner plot having wide frontage, parking and garage. The accommodation briefly comprises on the ground floor of entrance hall, lounge, dining room and kitchen. At first floor level there are three bedrooms and bathroom. Externally to the rear there is a landscaped garden with southerly aspect. The property benefits from gas central heating and double glazing. Once an offer has been agreed we will require exchange of contracts in 4 to 6 weeks depending on the size of the chain, from issue of contracts. EPC Rating: E.

Upvc door leads to Entrance Hall

Entrance Hall

Having tiled floor, double panel radiator, two ceiling light points, stairs to first floor landing and doors to lounge and dining room.

Lounge 19' 8" max x 11' 7" max (5.99m x 3.53m)

Dual Aspect - Having feature fire place with inset gas fire, wooden flooring, double panel radiator, ceiling light point and patio door to rear garden.

Dining Room 10' 4" x 10' 1" (3.15m x 3.07m)

Dual Aspect - Having feature fire surround with electric stove, wooden flooring, single panel radiator, ceiling light point and door to kitchen.

Kitchen 14' 4" x 6' 5" (4.37m x 1.95m)

Dual Aspect - Fitted with a range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, built in electric oven with hob over and chimney canopy above, integrated fridge, plumbing for washing machine and dishwasher, single panel radiator, under stairs store, ceiling light point and door to rear garden.



First Floor Landing

Rear Facing - Having doors to bedrooms and bathroom and ceiling light point.

Bedroom One 15' 1" max x 11' 7" (4.59m x 3.53m)

Front Facing - Having wooden flooring, double panel radiator and ceiling light point.

Bedroom Two 11' 3" max x 10' 9" max (3.43m x 3.27m)

Front Facing - Having built in furniture, laminate flooring, single panel radiator and ceiling light point.

Bedroom Three 8' 5" max x 7' 4" max (2.56m x 2.23m)

Rear Facing - Having fitted furniture, laminate flooring, single panel radiator and ceiling light point.

Bathroom

Rear Facing - Having suite comprising, paneled bath with electric shower over, integrated wc and hand basin, tiled floor and walls, heated towel rail, extractor, ceiling light point and access to loft space.

Front Garden

Set back from the road behind low level wall with wide frontage, having gravelled driveway providing off road parking and access to garage, lawned garden and borders.

Garage

Detached garage having up and over door power and light.

Rear Garden

Low maintenance landscaped garden with sunny aspect and access to front.

Boiler Room

Having wall mounted combination gas central heating boiler and space for tumble dryer.

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.

