



**humberstones**  
homes

123 NEW JOHN STREET, HALESOWEN, WEST MIDLANDS, B62 8HL  
**£200,000**







### LOCATION

The property is situated within this popular location and is most convenient for shopping facilities and amenities available within Blackheath Town Centre including large Sainsburys and Lidl stores, 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 where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This spacious, character, well presented detached family home offers flexible living accommodation, and is most convenient for local shops. In more detail the property comprises the following :- On the ground floor is an entrance hall, lounge, separate dining room, rear vestibule and fitted kitchen (with integral oven/hob). First floor provides 2 double bedrooms and bathroom. There is a spacious loft room and outside is a pleasant rear garden. DOUBLE GLAZED AND GAS RADIATOR HEATING. EPC rating tbc

#### Entrance Vestibule

Front door leads to :-

#### Hall

Doorway leading through to the ground floor accommodation

#### Lounge 14' 1"(into bay) x 12' 0"(max) (4.29m x 3.65m)

Double glazed bay window to the front and radiator.

#### Dining Room 15' 5"(into recess) x 13' 4"(max) (4.70m x 4.06m)

Double glazed window to the rear, radiator, staircase rising to the first floor, useful understair storage cupboard and door leads to :-

#### Rear Vestibule Area

Double glazed door to the rear garden and doorway to:-.

#### Fitted Kitchen 11' 11" x 7' 5" (3.63m x 2.26m)

2 Double glazed windows to the side, double glazed window to the rear providing pleasant outlook over rear garden, base units, rolled top work surface areas, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring gas hob and complimentary tiling to the walls.



#### First Floor Landing

Double glazed window to the side, built in storage cupboard, door to the stairs leading to Loft Room and further doors off to all First Floor Accommodation.

#### Bedroom One 15' 6"(max) x 12' 0"(max) (4.72m x 3.65m)

2 Double glazed windows to the front, and 2 radiators.

#### Bedroom Two 13' 3" x 8' 0" (4.04m x 2.44m)

Double glazed window to the rear, and radiator.

#### Bathroom 7' 1"(max) x 7' 0"(max) (2.16m x 2.13m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, and low level flush wc.

#### Loft Room 15' 4" x 9' 4"(plus recess) (4.67m x 2.84m)

Potential Bedroom Three (subject to relevant building regulation approval) having a double glazed window to the side and radiator.

#### Outside

##### Front

Small foregarden and pathway leading to the accommodation

##### Rear Garden

Pleasant rear garden with slab patio, side access gate, stone chippings area, and artificial lawn area.

#### 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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