



humberstones
homes

90 HONEYBOURNE ROAD, HALESOWEN, WEST MIDLANDS, B63 3EZ
£225,000





LOCATION

The property occupies a pleasant corner position upon this popular development and is most convenient for local schools, and all shopping facilities and amenities within Halesowen Town Centre, whilst the local major road network enables commuting to M5 motorway (J3) and further to the surrounding areas. The Property can be located turning off Grange Road into Halesmere Way, at the island turn right into Honeybourne Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This extremely spacious and well presented 4 bedroomed Three storey Town House is set upon this popular development and is most convenient for Halesowen Town Centre, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, re-fitted kitchen (with integral oven/hob), and garage (currently a dining room). First floor offers spacious lounge, bed 4 and bathroom. Second floor provides 3 further good sized bedrooms. Outside is a pleasant rear garden and additional garden area at the side offering further potential. Part double glazed and gas radiator heating. EPC rating C.

Porch

Storage cupboard and front door leads through to :-

Entrance Hall

Radiator, built in cloaks store, staircase rising to the first floor, and door leads through to :-

Re-Fitted Kitchen 16' 0" x 9' 7" (4.87m x 2.92m)

Single glazed window to the rear, base units, work surface areas, wall cupboards, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring electric hob, integrated dishwasher, double glazed door to the rear garden and further door leads through to :-

Garage currently converted to Dining Room (no building regs) 17' 3"(max) x 8' 8"(max) (5.25m x 2.64m)

Double glazed to the front, and radiator.

First Floor Landing

Staircase rising to the second floor, doors off to Bed 4, Bathroom and opening through to :-



Lounge 18' 2"(into bay) x 15' 4"(into bay) (5.53m x 4.67m)

Double glazed bay window to the front, radiator, and double glazed bay window to the side.

Bedroom Four 10' 2" x 10' 0" (3.10m x 3.05m)

Single glazed window to the rear. Radiator.

Bathroom 10' 0"(into recess) x 5' 6"(max) (3.05m x 1.68m)

Single glazed window to the rear, radiator, and suite comprising :- Bath with shower over, wash handbasin, low level flush wc, complimentary tiling to the walls and built in store/airing cupboard.

Second Floor Landing

Doors off to all Second Floor Accommodation.

Bedroom One 18' 3"(into recess) x 8' 9"(max) (5.56m x 2.66m)

Double glazed window to the front, radiator and loft access.

Bedroom Two 16' 1" x 10' 0" (4.90m x 3.05m)

Double glazed window and single glazed window to the rear. Radiator.

Bedroom Three 12' 2" x 6' 10" (3.71m x 2.08m)

Single glazed window to the front, and radiator.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, shrub borders, pathway, and ADDITIONAL garden area at the side offering further potential.

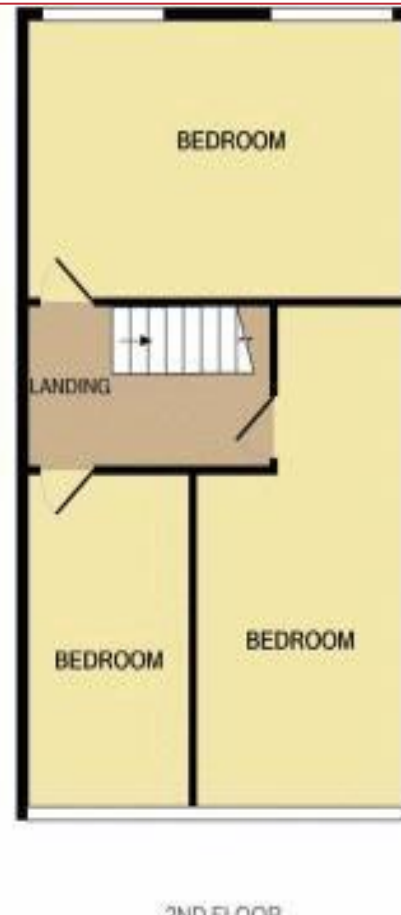
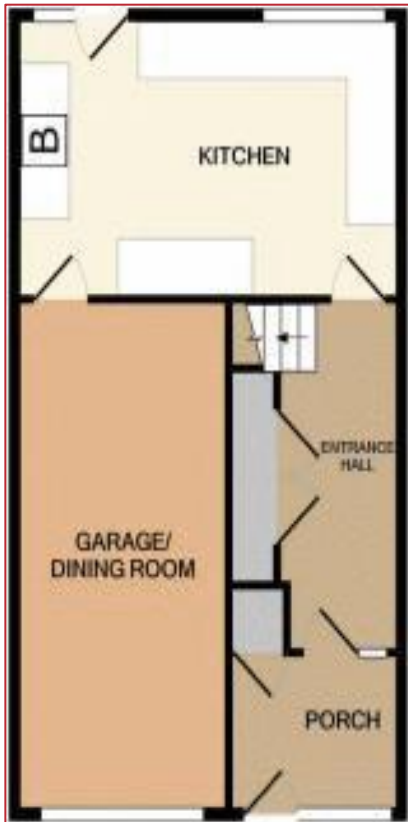
Property Related Services

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.





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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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	
	83		80
	71		67
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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



