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homes

9 NEWLANDS DRIVE, HALESOWEN, WEST MIDLANDS, B62 9DX

£330,000





LOCATION

Newlands Drive is a popular residential Road within the convenient Halesowen location, and is handy for shopping facilities, amenities and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Narrow Lane into Feldon Lane and left into Newlands Drive where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is an extremely spacious and considerably extended 4 bedroomed semi detached family home occupying a pleasant position within this popular location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious extended lounge, separate sitting room, and extended dining kitchen. First floor provides 4 bedrooms (master with walk in wardrobe/dressing room and large shower room ens-suite). Family bathroom. Outside is a DOUBLE GARAGE and pleasant rear garden. Double Glazed and Gas Radiator Heating. EPC rating D.

Entrance Hall

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

Downstairs WC

Wash handbasin and WC.

Sitting Room 12' 10"(into bay) x 11' 9"(max) (3.91m x 3.58m)

Double glazed bay window to the front, radiator, and attractive feature fire surround with hearth.

Extended Lounge 20' 8" x 11' 2"(into recess) (6.29m x 3.40m)

Double glazed window looking over the rear garden, radiator, and attractive feature fire surround. Door leads through to :-

Extended Fitted Dining Kitchen 22' 1"(max overall and into recess) x 16' 11"(max overall) (6.73m x 5.15m)

2 Double glazed windows to the rear, 2 radiators, range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, return door to the Hall, Dining Area, double glazed door to the rear garden and further door to Garage.

First Floor Landing

Doors off to :-

Bedroom One 18' 0"(max) x 15' 1"(max) (5.48m x 4.59m)

Double glazed window to the front, 2 radiators and doors lead off to :-

Walk In Wardrobe/Dressing Area 8' 8"(max at widest point) x 5' 9" (2.64m x 1.75m)

Hanging rails and storage.

Shower Room En-Suite 9' 3" x 8' 9" (2.82m x 2.66m)

Double glazed window to the rear, radiator, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Bedroom Two 13' 0"(max) x 11' 3"(max) (3.96m x 3.43m)

Double glazed window to the rear, radiator, and fitted wardrobe/storage cupboard.

Bedroom Three 13' 4"(into bay) x 10' 0"(to back of wardrobe) (4.06m x 3.05m)

Double glazed bay window to the front, radiator, and fitted wardrobe with mirrored sliding doors,

Bedroom Four 8' 1" x 7' 11" (2.46m x 2.41m)

Double glazed window to the front and radiator.

Family Bathroom 9' 3" x 6' 8"(max) (2.82m x 2.03m)

Double glazed window to the rear, radiator, and suite comprising :- Bath, wash handbasin, wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Outside

Front

Good sized drive providing off road parking, foregarden, and leading to the accommodation.

Double Garage 21' 0"(max) x 18' 9"(max) (6.40m x 5.71m)

Large Double Garage with 2 Up and over doors, and door to Dining Kitchen.

Rear Garden

Pleasant rear garden having patio, lawn area, pathway and side access gate.

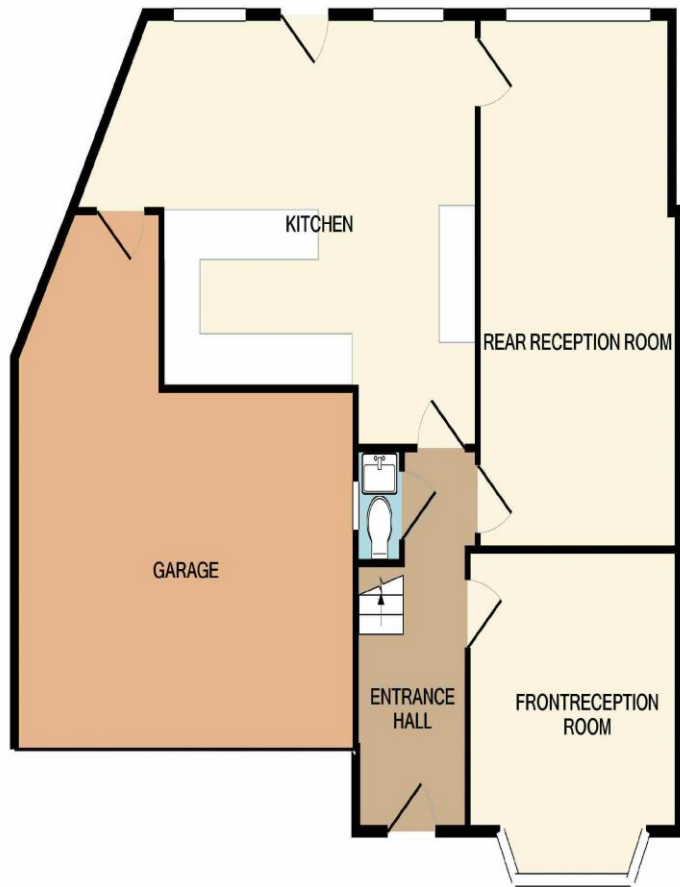
Tenure

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.



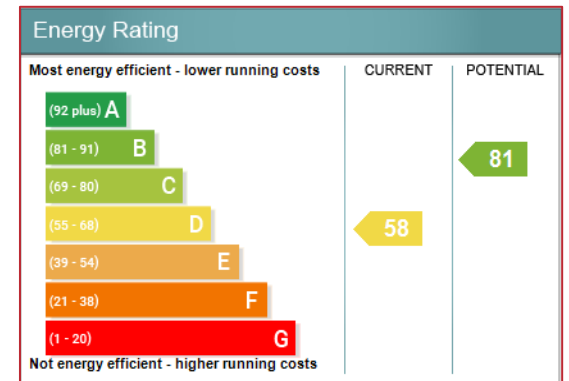


GROUND FLOOR



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



