



humberstones
homes

62 BEAUMONT ROAD, HALESOWEN, WEST MIDLANDS, B62 9EX
£189,950





LOCATION

Beaumont Road is a popular, residential road in Halesowen location close to it's borders with Blackheath which provides local shopping facilities and amenities including large Sainsbury and Aldi stores. The local major road network enables commuting to M5 motorway (J2) and further to the surrounding areas. The property can be located turning off Narrow Lane into Masters Lane and second left into Beaumont Road where the property is situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offering many character features, this spacious, extended, 2 bedroomed semi detached home is conveniently situated and set back behind a drive providing off road parking, leading to the following accommodation :- On the ground floor is a porch, open plan lounge area, separate sitting room, extended and fitted kitchen (with integrated oven/hob and dishwasher). First floor provides 2 good sized double bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and gas radiator heating. Epc rating D.

Porch

Front door leads through to :-

Open Plan Lounge Area 16' 8"(max) x 11' 9"(max) (5.08m x 3.58m)

Double glazed window to the front, radiator, super Parquet style floor, attractive feature fire surround, staircase rising to the first floor, double glazed door to the rear garden and further doors off to Kitchen and :-

Dining/Sitting Room 12' 6"(into bay) x 12' 0"(max) (3.81m x 3.65m)

Double glazed bay window to the front, radiator, parquet style floor, and feature fireplace with hearth.

Extended Fitted Kitchen 20' 7"(max) x 7' 5"(max) (6.27m x 2.26m)

2 Double glazed windows to the rear, radiator, base units, work surface area, wall cupboards, integral oven, 4 ring gas hob and cooker hood above, integrated dishwasher, single drainer sink with mixer tap, complimentary tiling to the walls, and double glazed double opening doors onto the rear garden.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 2"(max) x 10' 11"(max) (3.71m x 3.32m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 6"(max) x 11' 2"(max) (3.50m x 3.40m)

Double glazed window to the front, and radiator.

Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)

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

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

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

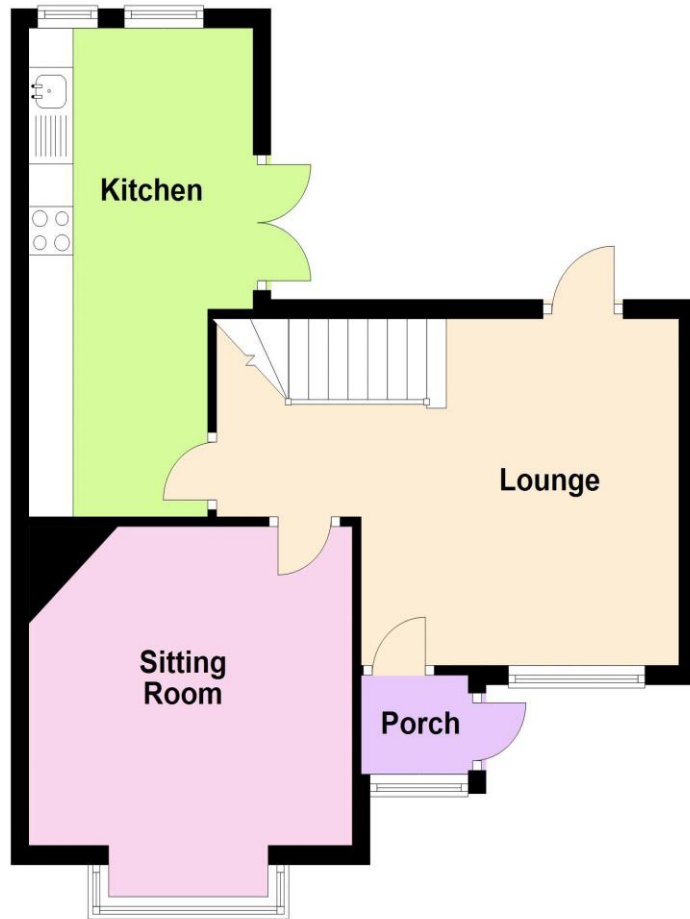
Tenure

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.

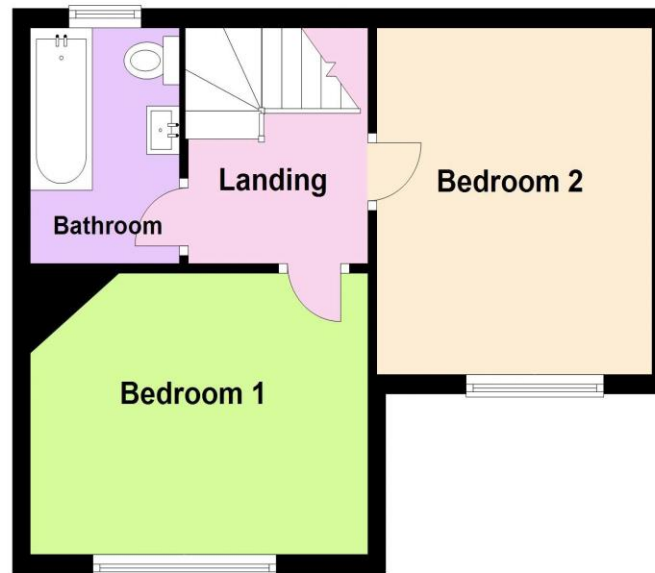
Property Related Services

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



First Floor



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		87	(81-91) B		88
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D		55
(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		
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.

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