



humberstones
homes

31 LOCKINGTON CROFT, HALESOWEN, WEST MIDLANDS, B62 9BP
£155,000





LOCATION

Set in a popular residential part of Halesowen, giving access to local shops and businesses on Hagley Road West & Manor Lane, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning left off Spies Lane into Lockington Croft where the house can be found at the head of the cul-de-sac.

DESCRIPTION

Well proportioned three bedroom terraced home in popular cul-de-sac location, which has no upward chain. The accommodation briefly comprises on the ground floor of entrance hall, lounge/diner and kitchen with built in appliances. At first floor level there are three good sized bedrooms and bathroom. Externally to the front there is a garden and plenty of communal parking, with further garden to the rear having sunny aspect. The property benefits from double glazing and gas central heating (combi boiler). EPC Rating: D

Glazed paneled wooden door leads to entrance Hall

Entrance Hall

Having single panel radiator, stairs to first floor landing ceiling light point and door to Lounge/diner.

Lounge/Diner 21' 7" x 9' 10" (6.57m x 2.99m)

Dual Aspect - Having feature fireplace, two single panel radiators, two ceiling light points and door to kitchen.

Kitchen 15' 5" max x 9' 3" max (4.70m x 2.82m)

Rear Facing - 'L' shaped, having vinyl flooring and fitted with range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, built in electric double oven, gas hob with cooker hood above, breakfast bar, integrated fridge freezer, plumbing for dishwasher and washing machine, space for tumble dryer, double panel radiator, understairs store, six recessed ceiling lights, and doors to front and rear garden.

First Floor Landing

Having doors to bedrooms and bathroom, cupboard housing wall mounted combination gas central heating boiler, access to loft and ceiling light point.

Bedroom One 14' 9" x 9' 0" (4.49m x 2.74m)

Front Facing - Having single panel radiator, built in cupboard and ceiling light point.

Bedroom Two 10' 0" x 6' 11" (3.05m x 2.11m)

Rear Facing - Having single panel radiator and ceiling light point.

Bedroom Three 11' 5" x 6' 4" (3.48m x 1.93m)

Front Facing - Having single panel radiator and ceiling light point.

Bathroom

Rear Facing - Fitted with white suite comprising paneled bath with mixer shower over and screen, pedestal wash hand basin, low flush wc, single panel radiator, part tiling to walls and ceiling light point.

Front Garden

Set back behind lawned foregarden with plenty of communal parking.

Rear Garden

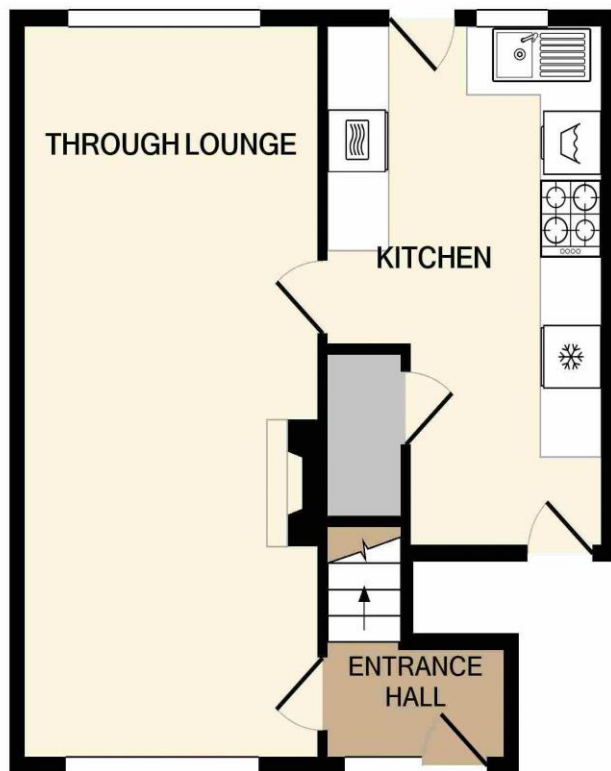
To the rear of the property there is a garden with sunny aspect having paved patio area the remainder being predominantly laid to lawn and rear pedestrian access.

Tenure

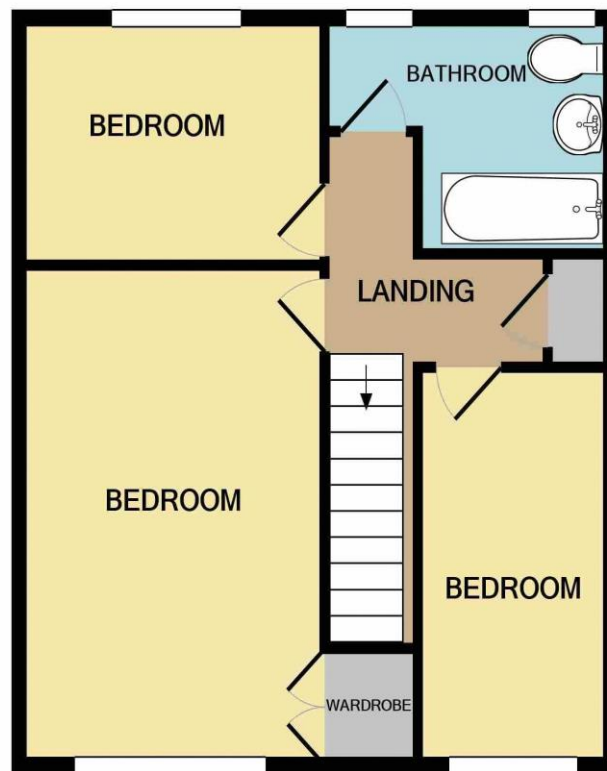
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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