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homes

11 FAIRFIELD ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9HZ
£220,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, amenities, schools and TRAIN STATION, 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 Road into Narrow Lane, which continues into Fairfield Road and is then situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious, very well presented and thoughtfully improved 3 bed roomed end terrace family home offering good sized accommodation throughout. Situated within this popular location and briefly comprising the following :- On the ground floor is a porch, entrance hall, dining room opening through to spacious lounge, fitted kitchen, utility area and downstairs wc. First Floor provides 3 good sized bedrooms and shower room. Outside is a pleasant rear garden and GARAGE at the rear. Double Glazed and Gas Central Heating. EPC rating E.

Porch

Double glazed front door leads to :-

Entrance Hall

Radiator, staircase with handrail rising to the first floor, and door lead through to :-

Dining Room 13' 4"(into bay) x 11' 4"(max) (4.06m x 3.45m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth, folding doors through to :-

Lounge 12' 8"(max) x 11' 6"(max) (3.86m x 3.50m)

Double glazed sliding patio door onto the rear garden, radiator, feature fire surround with hearth and door leads through to :-

Fitted Kitchen 11' 4"(plus understair recess) x 6' 5" (3.45m x 1.95m)

Double glazed window to the side, radiator, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, gas cooker point and cooker hood above, breakfast bar, complimentary tiling to the walls, double glazed door to the rear garden, Useful understair storage recess with work surface area, radiator, and double glazed window to the side. Archway from the Kitchen leads to :-



Utility Area 6' 5" x 4' 3" (1.95m x 1.29m)

Base unit, work surface area, wall cupboard, and folding door leads through to :-

Downstairs WC

Double glazed window to the rear, radiator, low level flush wc, pedestal wash handbasin, and complimentary tiling to the walls.

First Floor Landing

Loft access, radiator, and doors off to all First Floor Accommodation.

Bedroom One 12' 8" x 10' 0"(max) (3.86m x 3.05m)

Double glazed window to the rear and radiator.

Bedroom Two 11' 7" x 10' 1"(max) (3.53m x 3.07m)

Double glazed window to the front. Radiator.

Bedroom Three 11' 6"(into door recess) x 6' 3"(max) (3.50m x 1.90m)

Double glazed window to the front and radiator.

Shower Room 7' 5" (max)x 6' 5"(max) (2.26m x 1.95m)

Double glazed window to the side, radiator, and suite comprising :- Low level flush wc, pedestal wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Front

Set back behind gates with drive providing off road parking and leading to the accommodation.

Rear Garden

Superb feature of the property offering pleasant rear garden comprising :- Patio, small lawn area, pathway, side access gate and further access to shared side entry.

Garage 16' 2" x 8' 0" (4.92m x 2.44m)

At the rear of the property (accessed via Fairhaven Croft) with up and over door and pedestrian door to the rear garden.

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.



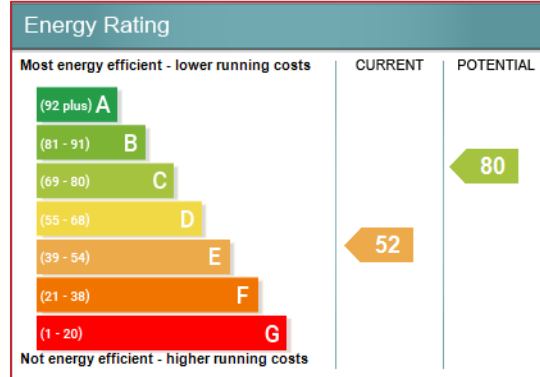


GROUND FLOOR



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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