



humberstones
homes

8 WILLOWSBROOK ROAD, HALESOWEN, WEST MIDLANDS, B62 9RE

£225,000





LOCATION

The property occupies a pleasant position within this popular sought after location, and is handy for shopping facilities, amenities, bus route, train station and schools, 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 Hurst Green Road into Summerfields Avenue, first left into Merrivale Road and right into Willowsbrook Road where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious, extended 3 bedroom semi detached home in popular location with drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, sitting room, extended lounge with dining area and extended kitchen (having integral oven/hob and integrated dishwasher). First Floor provides 3 good sized bedrooms and bathroom. Outside is a Garage/useful store and good sized rear garden. Double glazed and gas radiator heating. EPC rating C.

Entrance Hall

Radiator, staircase rising to the first floor, understair storage cupboard and doors off to :-

Sitting Room

Double glazed bay window to the front and radiator.

Extended Lounge/Dining Area 23' 5''(max overall) x 9' 11''(max) (7.13m x 3.02m)

Comprising :-

Lounge Area 11' 10'' x 9' 11''(max) (3.60m x 3.02m)

Radiator, ceiling spot lights and opening through to :-

Dining Area 9' 9'' x 8' 9'' (2.97m x 2.66m)

Skylight, serving hatch and double glazed double opening doors onto the rear garden.



Extended Kitchen 19' 4''(max overall) x 7' 8''(max) (5.89m x 2.34m)
Double glazed window to the rear, radiator, 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, integrated dishwasher, and double glazed door to the side providing access to the rear garden.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation

Bedroom One 11' 10'' x 11' 4''(max) (3.60m x 3.45m)

Double glazed window to the front, radiator and ceiling spot lights.

Bedroom Two 11' 10'' x 10' 0''(max) (3.60m x 3.05m)

Double glazed window to the rear, ceiling spot lights and radiator.

Bedroom Three 8' 8'' x 7' 9'' (2.64m x 2.36m)

Double glazed window to the rear and ceiling spot lights.

Bathroom 7' 8''(max) x 6' 4''(max) (2.34m x 1.93m)

Double glazed window to the front, heated towel rail and suite comprising :- Bath, pedestal wash handbasin low level flush wc, tiling to the walls and storage cupboard housing the central heating boiler.

Front

Drive providing off road parking and leading to the accommodation.

Garage/Useful Store 18' 8'' x 7' 5'' (5.69m x 2.26m)

Up and over door and pedestrian door to the rear garden.

Rear Garden

Good sized rear garden with patio and lawn area.

Tenure

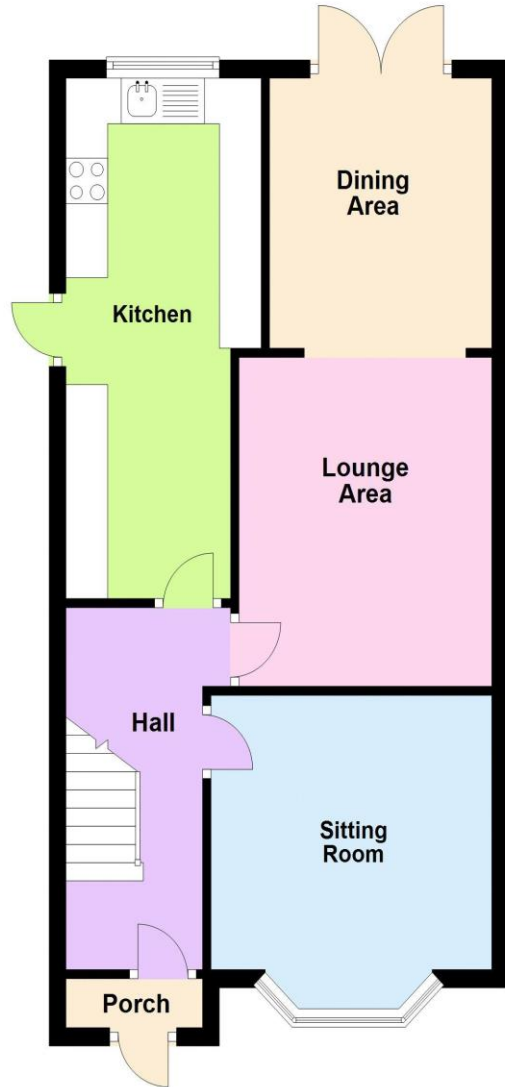
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

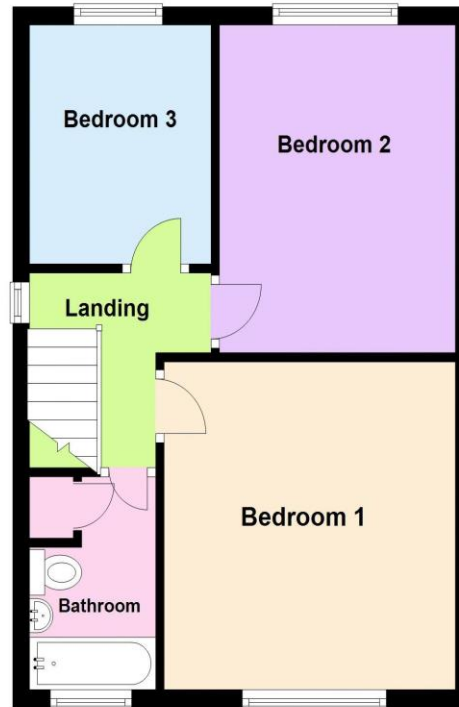
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
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
		85	83
		73	71
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			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



