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homes

79 CARTERS LANE, HALESOWEN, WEST MIDLANDS, B62 0BX
£295,000



LOCATION

The property can be found in a sought after residential part of Halesowen known as Lapal, giving access to local shops and businesses on Manor Lane, popular schools, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. From Manor lane, at the island take the third exit into Carters Lane where the property can be found on the right hand side, set back from the road in a small service road as indicated by the agents for sale board.

DESCRIPTION

This is a well proportioned three bedroom semi detached family home offering potential to extend, which is set in sought after Lapal area of Halesowen and has no upward chain. Set back from the road within a service road having large driveway affording access to the garage. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, dining room, separate lounge overlooking rear garden, refitted kitchen and downstairs wc. At first floor level there is a landing three generous bedrooms and bathroom. Externally to the rear there is a well good sized garden with sunny aspect having patio and lawn. The property benefits from majority upvc double glazing and gas central heating. EPC Rating: TBC.

Glazed wooden door leads to Entrance Porch

Having tiled floor, two ceiling light points and part glazed door to entrance hall.

Entrance Hall

Having understairs store, double panel radiator, stairs to first floor landing, ceiling light and doors to lounge, dining room and kitchen.

Dining Room 13' 7"max x 11' 4"max (4.14m x 3.45m)

Front Facing - Having feature fire surround, single panel radiator and ceiling light point.

Lounge 18' 10"max x 10' 5"max (5.74m x 3.17m)

Rear Facing - Benefiting from an extended bay with patio door to rear garden, gas fire with back boiler, double panel radiator and two ceiling light points.

Kitchen 10' 11"max x 7' 4"max (3.32m x 2.23m)

Rear Facing - Re-Fitted with range of wall and base units with worksurfaces over, inset sink, built in gas oven with gas hob over and cooker hood above, space for under counter fridge, double panel radiator, ceiling light point, pantry/store and door to side passage.

Side Passage

Having doors to garage, rear garden, wc and utility/store with plumbing for washing machine.

Downstairs WC

Rear Facing - Having wc (needs new cistern) and ceiling light point.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

Bedroom one 12' 0" x 10' 7" (3.65m x 3.22m)

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

Bedroom Two 11' 11" x 10' 5" (3.63m x 3.17m)

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

Bedroom Three 9' 0"max x 7' 5"max (2.74m x 2.26m)

Rear Facing - Including cupboard over stair bulkhead, single panel radiator and ceiling light point.

Bathroom

Rear Facing - Having paneled bath, low level wc (needs new cistern), sink unit, airing cupboard housing hot water tank, double panel radiator and ceiling light point.

Frontage

Set back from the road in service road having tarmac driveway for multiple vehicles with access to the garage.

Garage 20' 8" x 8' 1" (6.29m x 2.46m)

Having up and over door power and light with door to rear.

Rear Garden

Good sized garden with southerly aspect having paved patio area the remainder being predominantly laid to lawn.

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.





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