



humberstones
homes

73 CARTERS LANE, HALESOWEN, WEST MIDLANDS, B62 0BX
£390,000





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 presented and most spacious extended four bedroom semi detached family home, which is set in the sought after Lapal area of Halesowen. Set back from the road within a service road having large in/out driveway affording access to the garage. The accommodation briefly comprises on the ground floor of reception hall, study/sitting room, 33ft lounge/diner, 17ft breakfast kitchen, utility area and downstairs wc. At first floor level there is a landing four generous bedrooms (3 x having fitted wardrobes) and refitted bathroom. Externally to the rear there is a good sized garden with sunny aspect having patio, lawn and ponds. The property benefits from upvc double glazing and gas central heating. EPC Rating: E.

Canopy porch with part glazed composite door to Reception Hall

Reception Hall

Having laminate flooring, double panel radiator, understairs store, stairs to first floor landing, ceiling light point and doors to ground floor rooms.

Study/Sitting Room 16' 11" x 8' 1" (5.15m x 2.46m)

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

Lounge/Diner 33' 7" max x 12' 11" max (10.23m x 3.93m)

Dual Aspect - Having feature fire surround with electric fire, laminate flooring, three double panel radiators, five wall light points, one ceiling light point and double doors to rear garden.

Breakfast Kitchen 17' 5" max x 11' 2" max (5.30m x 3.40m)

Rear Facing - 'L' Shaped and fitted with a range of wall and base units with worksurfaces over, inset sink, courtesy tiling, built in electric double oven, gas hob, cooker hood, integrated washing machine, tiled flooring, single panel radiator, recessed ceiling lights, and doors to walk in pantry, boiler room (housing floor mounted gas central heating boiler) and side passage/utility area.

Side Passage/Utility 13' 3" x 5' 6" (4.04m x 1.68m)

Having space for tumble dryer and fridge freezer, fitted base units, wall light point and doors to rear garden, garage and downstairs wc.

Downstairs WC

Having low level wc, hand basin and ceiling light point.

First Floor Landing

Rear Facing - Having doors to bedrooms and bathroom, ceiling light point and access to loft with ladder.

Bedroom One 12' 4" max x 11' 5" (3.76m x 3.48m)

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

Bedroom Two 12' 0" x 11' 11" max (3.65m x 3.63m)

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

Bedroom Three 14' 6" x 8' 3" (4.42m x 2.51m)

Dual Aspect - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Four 8' 4" max x 8' 3" max (2.54m x 2.51m)

Front Facing - Having cupboard over stairbulk head, single panel radiator and ceiling light point.

Bathroom 8' 8" x 8' 2" (2.64m x 2.49m)

Rear Facing - Refitted with suite comprising, paneled bath with mixer shower over, wash hand basin set into vanity unit, low level wc, vinyl flooring, double panel radiator, ceiling light point and airing cupboard housing hot water tank.

Front Garden

Having large in/out driveway providing access to garage, with small lawn area.

Garage 17' 0" x 7' 6" (5.18m x 2.28m)

Having electric roller shutter door power and light.

Rear Garden

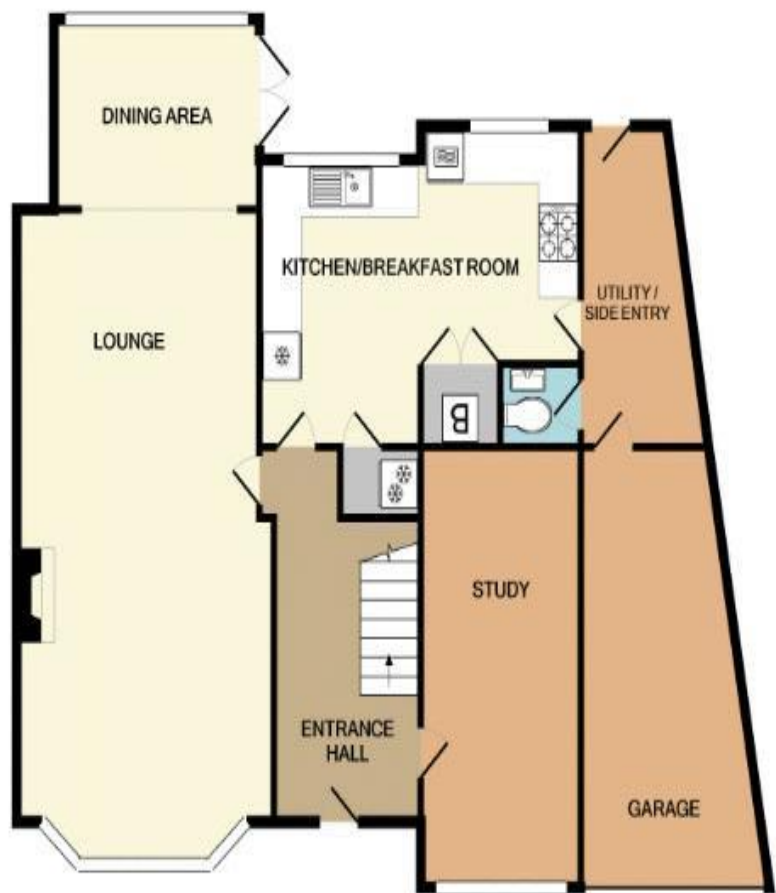
Well proportioned garden with sunny aspect having large paved patio with feature pond adjacent, beyond here there is a lawned garden with borders, sun terrace with pergola and further pond.

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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Energy Rating

Most energy efficient - lower running costs

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

Not energy efficient - higher running costs

CURRENT

48

POTENTIAL

78

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