



**humberstones**  
homes

23 LANSDOWNE ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QT  
**£230,000**







### LOCATION

The property occupies a pleasant position within this popular, sought after location, and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enables access to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Hurst Green Road into Lansdowne Road, and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN this is a very well presented 3 bedroom semi detached home in popular location which has been re-furnished to a high standard, set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, lounge, super re-fitted dining kitchen (with integral oven/hob and integrated fridge/freezer and dishwasher). First Floor providing 3 bedrooms and re-fitted bathroom. Outside is a garage and pleasant good sized rear garden. DOUBLE GLAZED AND GAS RADIATOR HEATING. EPC rating D.

#### Porch

Front door leads to :-

#### Entrance Hall

Radiator, staircase rising to the first floor, burglar alarm control panel, and doors off to :-

#### Lounge 11' 6" x 10' 10" (3.50m x 3.30m)

Double glazed window to the front. Radiator.

#### Re-Fitted Dining Kitchen 18' 3"(max) x 9' 0"(max) (5.56m x 2.74m)

Radiator, fine range of base and wall mounted units, work surface area, sink with mixer tap, integral double oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer and dishwasher, complimentary tiling to the walls, useful understair storage cupboard, door to Garage, and feature Bi-Fold doors opening onto 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' 8"(max) x 10' 10" (3.55m x 3.30m)

2 Double glazed windows to the front. Radiator.

#### Bedroom Two 9' 6"(plus door recess) x 8' 11"(max) (2.89m x 2.72m)

Double glazed window to the rear and radiator.

#### Bedroom Three/Study 7' 2"(max) x 5' 10"(max) (2.18m x 1.78m)

Double glazed window to the front. Radiator.

#### Re-Fitted Bathroom 8' 4"(max) x 5' 5"(into recess) (2.54m x 1.65m)

Double glazed window to the rear, radiator, and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and complimentary tiling to the walls.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage 21' 2" x 9' 0"(max) (6.45m x 2.74m)

Up/Over door, Central heating boiler, double glazed window and door to the rear garden.

#### Rear Garden

Pleasant good sized rear garden with feature decking area, lawn and garden shed/store.

#### 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

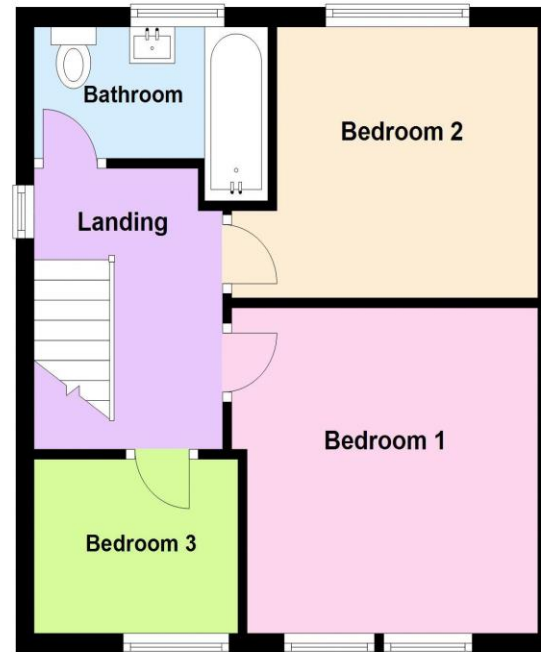
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## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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.

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