



humberstones
homes

18 BRIER MILL ROAD, HALESOWEN, WEST MIDLANDS, B63 3HA
£235,000





LOCATION

The property occupies a pleasant position upon this popular development, and is close to local school, whilst Halesowen Town Centre is only a short distance away providing many shopping facilities (including large Asda store). The local major road network enables access to M5 Motorway (J3) and further to the surrounding areas. The property can be located turning off Bromsgrove Road into Halesmere Way, turn right into Honeybourne Road, and second right into Brier Mill Road where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a very spacious, improved 3 bedroom semi detached family home occupying a pleasant position upon this popular development, close to Halesowen Town Centre, set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance vestibule (with downstairs wc off), dining area, spacious lounge and enlarged, fitted kitchen. First floor providing 3 GOOD SIZED bedrooms and spacious bathroom. Outside is a garage and pleasant rear garden. Double glazed and gas central heating. EPC rating D.

Entrance Vestibule

Opening through to Dining Area, radiator, and door leads to :-

Downstairs WC.

Double glazed window to the front, radiator, low level flush wc, and wash handbasin.

Dining area 10' 8" (max) x 10' 3" (3.25m x 3.12m)

Radiator, staircase rising to the first floor, useful understair recess and double opening doors lead through to :-

Lounge 15' 10" x 11' 5" (4.82m x 3.48m)

Radiator, double glazed picture window and double glazed sliding patio door onto the rear garden.

Fitted Kitchen 15' 10" x 7' 3" (4.82m x 2.21m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, feature sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, double glazed double opening doors to the side providing access to the rear garden.

First Floor Landing

Double glazed window to the side, loft access (pull down ladder to good sized boarded loft space with skylight to the rear). Doors off from the Landing lead to all First Floor Accommodation.

Bedroom One 11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Two 11' 8" (max) x 7' 5" (plus storage recess) (3.55m x 2.26m)

Double glazed window to the front, and radiator.

Bedroom Three 11' 4" x 7' 3" (3.45m x 2.21m)

Double glazed window to the front. Radiator.

Spacious Bathroom 8' 4" x 7' 10" (2.54m x 2.39m)

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

Front

Drive providing off road parking and leading to the accommodation :-

Garage 15' 10" x 7' 11" (plus storage area) (4.82m x 2.41m)

Up and over door, central heating boiler, useful storage area at the side and door to the rear garden.

Rear Garden

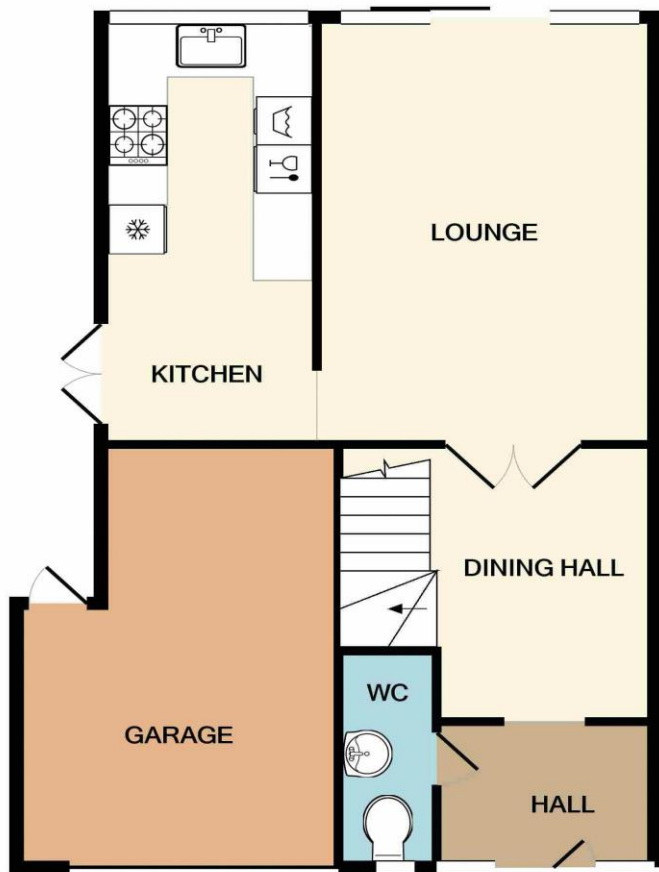
Pleasant rear garden with patio, lawn area, pathway, shrub border.

Tenure

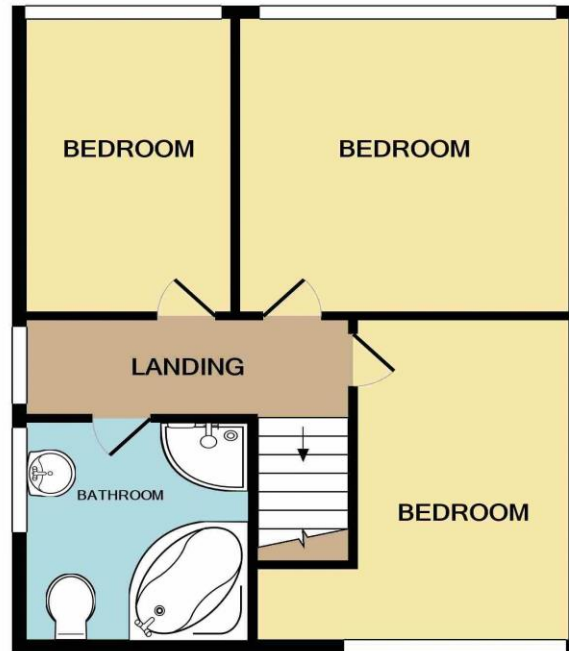
The agents are advised that the property is currently Leasehold, and the vendors have advised that they are in the process of purchasing the Freehold, therefore the vendors advise that the property will be Freehold upon completion. The agents have not checked the legal documents to verify the status 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

CURRENT POTENTIAL

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

84

60

Not energy efficient - higher running costs



