



**humberstones**  
homes

38 GOODREST AVENUE, HALESOWEN, WEST MIDLANDS, B62 0HR  
**£365,000**







### LOCATION

The property occupies a pleasant position within this popular, sought after part of Halesowen, close to it's border with Quinton, and is handy for shopping facilities (including Asda and Tesco stores), amenities, cinema, schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Spies Lane into Howley Grange Road, then first left into Goodrest Avenue, where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Superb, extremely spacious and very well presented 4 bedroom semi detached family home occupying a pleasant position within this popular, sought after part of Halesowen, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall (having downstairs wc off), spacious lounge with double doors to dining/sitting room, super extended and re-fitted breakfast kitchen opening through to conservatory, utility. First floor provides 3 bedrooms and re-fitted bathroom. Second floor loft conversion offers principle bedroom and shower room en-suite. Outside is a pleasant large rear garden. Double Glazed and Gas radiator heating. EPC rating E.

#### Porch

Front door leads to :-

#### Entrance Hall

Double glazed 'Porthole' style window to the front, radiator, staircase rising to the First Floor and doors off to :-

#### Downstairs WC

Low level flush WC, wash handbasin, and complimentary tiling to the walls.

#### Lounge 13' 6"(into bay) x 10' 11"(max) (4.11m x 3.32m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth. Double opening doors lead through to :-

#### Dining/Sitting Room 13' 7" x 10' 11"(max) (4.14m x 3.32m)

Radiator, feature fireplace with hearth and tiled inset housing coal effect fire, door to Conservatory and return door to the Hall.

#### Extended Re-Fitted Kitchen opening to Conservatory 19' 3"(max) x 17' 2"(max) (5.86m x 5.23m)

Double glazed windows looking over the rear garden, 3 Radiators, range of base and wall mounted units, work surface areas, single drainer sink with ornate mixer tap, integral oven and grill, 4 ring gas hob and cooker hood above, integrated fridge, freezer, dishwasher and wine cooler, complimentary tiling to the walls, double glazed double opening doors onto the rear garden and further door leads through to :-

#### Utility 14' 8" x 7' 5" (4.47m x 2.26m)

One and a half bowl single drainer sink with mixer tap, base unit, work surface area, wall cupboards, central heating boiler, door to Garage and double glazed door to the Rear Garden.

#### First Floor Landing

Double glazed window to the front, door to staircase rising to Loft Conversion, and further doors lead off to all First Floor Accommodation.

#### Bedroom One 13' 0" x 10' 11"(to back of wardrobe) (3.96m x 3.32m)

Double glazed window to the rear providing pleasant views over rear garden, radiator, and fitted wardrobes with hanging rail and storage.

#### Bedroom Two 11' 0"(into bay) x 11' 1"(max) (3.35m x 3.38m)

Double glazed bay window to the front, radiator and built in storage cupboard.

#### Bedroom Three 8' 5"(max) x 8' 2" (2.56m x 2.49m)

Double glazed window to the rear and radiator.

#### Re-Fitted Bathroom 8' 9" x 5' 5" (2.66m x 1.65m)

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

#### Loft Conversion/Principle Bedroom 17' 4"(plus storage cupboard) x 10' 5"(max) (5.28m x 3.17m)

Double glazed window to the rear providing delightful outlook over the rear garden, radiator, fitted storage cupboard and door leads through to :-

#### Shower Room En-Suite 6' 5"(max) x 6' 4"(max) (1.95m x 1.93m)

Double glazed window to the rear, radiator, low level flush wc, wash handbasin, 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/Useful Store 13' 5" x 7' 0" (4.09m x 2.13m)

Opening doors to the front, and door to Utility.

#### Rear Garden

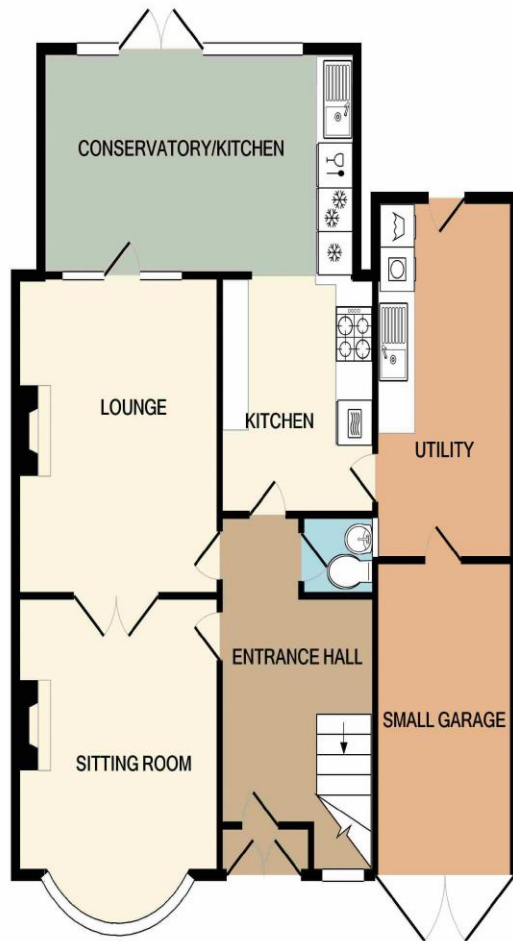
Superb feature of the property offering large, pleasant rear garden comprising :- Patio, lawn area and shrub borders.

#### Tenure

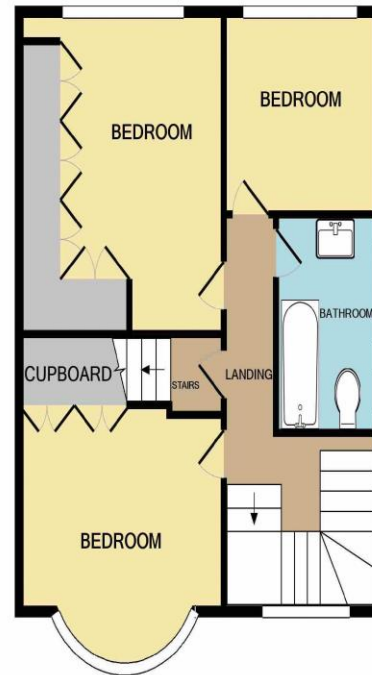
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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



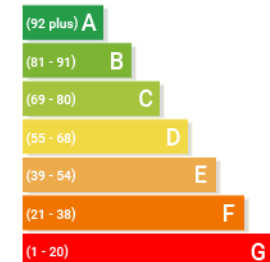
2ND FLOOR

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

74  
50

Not energy efficient - higher running costs

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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