



humberstones
homes

44 KING CHARLES ROAD, HALESOWEN, WEST MIDLANDS, B62 0DR
£405,000





LOCATION

King Charles Road is a very popular residential road within this much sought after part of Halesowen and is handy for shopping facilities, amenities, bus route and schools, whilst M5 Motorway (J3) is just a short distance away which enables commuting to the surrounding areas. The property can be located turning off Spies Lane into Howley Grange Road, then first right into Frankley Avenue, and third right into King Charles Road where the property is then situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

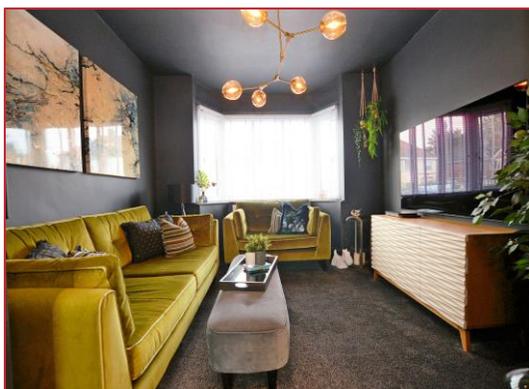
They say that 'location, location, location' are the three most important factors when choosing a house and this property delivers on all counts. It has all the ingredients to be the perfect family home, you can soon realise that this property could offer everything you want, need and more! It is "SIMPLY STUNNING" this fabulous, beautifully presented Detached family home has just been refurbished to a high standard with the accommodation reconfigured to cater for the needs of the modern family. Set in sought after residential area of Halesowen, The family can relax in the lounge which has plenty of room for the comfiest of settees for all those special occasions and will love the open plan kitchen/diner/family room with its wow factor. Have everyone round and enjoy a meal with plenty of space for everyone, this has been designed very much with entertaining in mind, and is the perfect place to show off your cooking skills. The kitchen area is sleek and modern and has integrated appliances with ample cupboard space for all your condiments and pots and pans. The downstairs shower room, a must for any large family, plus there is a guests wc, meaning there's no need to keep running up and downstairs to the loo. Upstairs, there are three good sized bedrooms. The superb family bathroom is well designed with a bath tub as well as a separate shower to help during the morning rush! Outside in the garden there is a patio area to the rear of the property making it perfect for barbecues or winding down with a glass of wine after work. There is also plenty of lawn area for the little ones to run around and play. There's no need to be fighting over parking either as there is as a driveway at the front to accommodate your multi vehicle family, and there is a Garage at the side.

Entrance Hall

Radiator, staircase rising to the First Floor and opening through to :-

Superb Open Plan Re-Fitted Dining Kitchen/Family Room 17' 0"(max) x 15' 6"(max) (5.18m x 4.72m)

Dining Area with double glazed picture window to the rear, radiator, understair recess, door to Downstairs Shower Room and Super Re-Fitted Kitchen area providing quality range of base and wall mounted units, work surface areas, integral oven, 4 ring gas hob, integrated fridge/freezer, central island feature with ornate mixer tap. Double glazed picture windows and door to the rear garden, sliding doors lead through to :-



Lounge 12' 2"(into bay) x 10' 11"(max) (3.71m x 3.32m)
Double glazed bay window to the front and radiator.

Shower Room 10' 10"(max) x 6' 4"(max) (3.30m x 1.93m)
Radiator, door to the rear garden, wash handbasin, wc, and shower cubicle with screened door, shower, complimentary tiling to the walls. UTILITY STORE and door leads through to Garage

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 15' 6"(into bay) x 10' 4"(max) (4.72m x 3.15m)
Large double glazed bay window to the rear providing delightful outlook over rear garden. Radiator.

Bedroom Two 13' 0"(into bay) x 9' 5" (3.96m x 2.87m)
Double glazed bay window to the front and radiator.

Bedroom Three 8' 5"(into bay) x 7' 2" (2.56m x 2.18m)
Double glazed bay window to the front. Radiator.

Re-Fitted Bathroom 7' 6" x 6' 0" (2.28m x 1.83m)
Double glazed window to the rear, heated towel rail and super suite comprising :- Feature bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Drive providing off road parking for several vehicles and leading to the accommodation.

Garage 16' 0" x 6' 11" (4.87m x 2.11m)
Currently sub divided to provide storage and Gym area.

Rear Garden

Beautiful good sized rear garden with patio, shaped lawn and shrub borders.

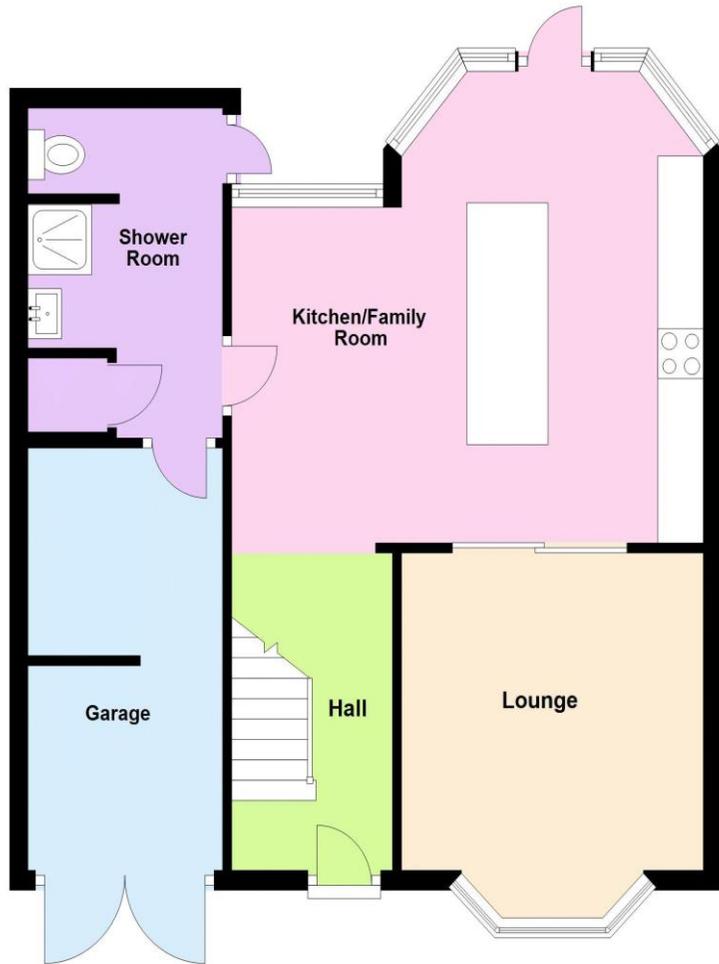
Tenure

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.

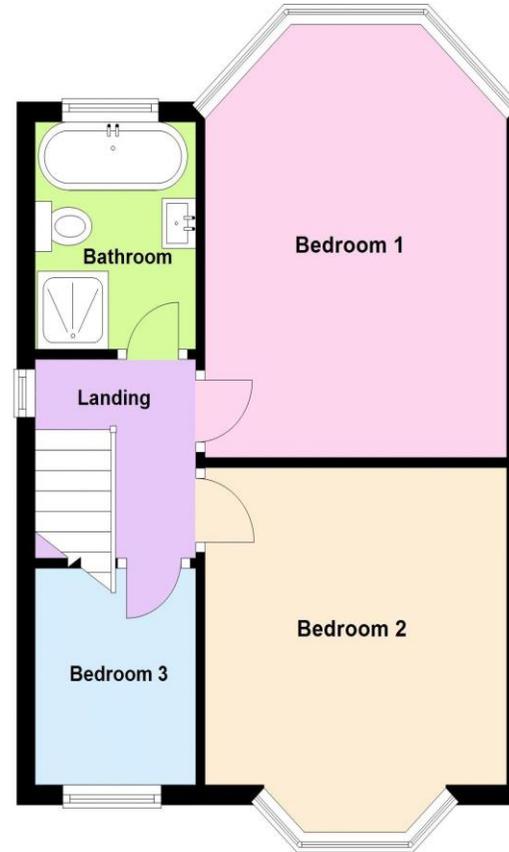
Property Related Services

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 £240 per transaction.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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