



humberstones
homes

7 TAY GROVE, HALESOWEN, WEST MIDLANDS, B62 9PQ

£262,500





LOCATION

The property occupies a pleasant cul-de-sac position upon this popular development and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Narrow Lane into Firth Park Crescent, Tay Grove is then a short distance along and the property is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a well presented, extended and very spacious 3 bedroom semi detached family home in pleasant cul-de-sac position upon this popular development, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge opening through to extended dining area, extended and fitted kitchen (with integrated oven/hob) and hobby room (previously garage). First floor provides 3 good sized bedrooms and spacious bathroom. Outside is a pleasant rear garden. Double Glazed and Gas Central Heating. EPC rating C.

Porch

Double glazed front door with side double glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor and door leads through to :-

Lounge 17' 3"(max) x 12' 4"(max) (5.25m x 3.76m)

Radiator, useful understair storage cupboard, feature fire surround with hearth housing inset living flame gas fire. Door to the Kitchen and opening through to :-

Extended Dining Area 11' 6" x 6' 10" (3.50m x 2.08m)

Radiator, double glazed sliding patio door onto the rear garden, and archway to :-

Extended Fitted Kitchen 19' 1"(max) x 7' 0"(max) (5.81m x 2.13m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, breakfast bar, complimentary tiling to the walls and doors off to :-

Useful Side Storage

With door to the rear garden.

Hobby Room (Previously Garage) 14' 9" x 6' 10" (4.49m x 2.08m)

Double glazed window to the front, radiator and central heating boiler.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 14' 3" x 9' 2"(plus storage cupboard) (4.34m x 2.79m)

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

Bedroom Two 12' 11" x 9' 0" (3.93m x 2.74m)

Double glazed window to the rear and radiator.

Bedroom Three 11' 0" x 7' 2"(plus storage cupboard) (3.35m x 2.18m)

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

Bathroom 12' 1"(into recess) x 6' 7" (3.68m x 2.01m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with decking area and slab patio.

Tenure

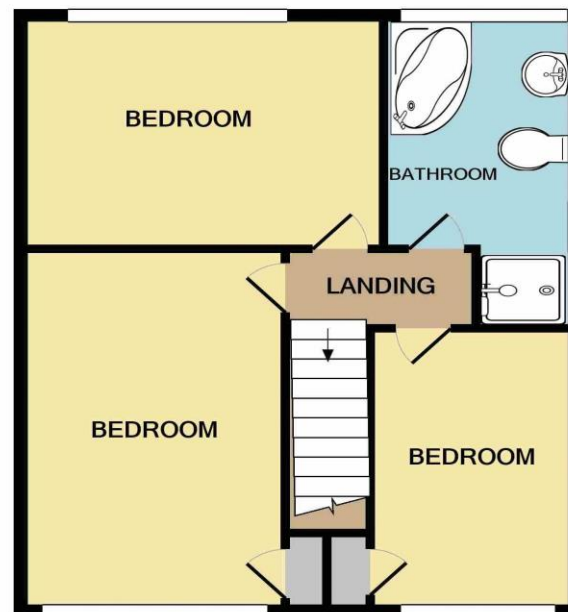
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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