



humberstones
homes

31 GOODREST AVENUE, HALESOWEN, WEST MIDLANDS, B62 0HP
Offers in Excess of £290,000





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 commuting to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Spies Lane into Howley Grange Road, and first left into Goodrest Avenue where the property is then situated a 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 spacious 3 bedroomed traditional style semi detached family home in popular sought after location, property requires some modernization and offers huge potential, set back behind a drive providing off road parking for 3 cars and leads to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, kitchen and rear verandah. First floor provides 3 good sized bedrooms and shower room. Outside is a side garage and large mature rear garden Double glazed and gas central heating. EPC rating E.

Porch

Front door to :-

Entrance Hall

Staircase rising to the First Floor, useful storage in understair cellarette with window to the front. Doors from the Hall lead to :-

Dining Room 13' 9"(into bay) x 10' 5"(max) (4.19m x 3.17m)

Double glazed bay window to the front, and radiator.

Lounge 19' 0"(max) x 10' 5"(max) (5.79m x 3.17m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator and door leads through to :-

Rear Verandah 11' 2"(plus store) x 10' 0" (3.40m x 3.05m)

Windows looking over the rear garden, door to Garage, useful store, and sliding door to the rear garden.

Kitchen 9' 10" x 7' 1" (2.99m x 2.16m)

Window through to rear Verandah, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob, complimentary tiling to the walls and door to Garage.



First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 14' 1"(into bay) x 10' 6"(max) (4.29m x 3.20m)

Double glazed bay window to the front, radiator, and fitted wardrobe with hanging rail.

Bedroom Two 13' 0" x 10' 5"(max) (3.96m x 3.17m)

Double glazed window to the rear, radiator and fitted wardrobe/store.

Bedroom Three 9' 10" x 8' 0"(max) (2.99m x 2.44m)

Double glazed window to the rear. Radiator.

Shower Room 8' 9"(max) x 4' 11"(max) (2.66m x 1.50m)

Double glazed window to the side, heated towel rail, storage cupboard housing the central heating boiler and suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking for 3 cars and leading to the accommodation.

Garage/Useful Store 14' 5"(max) x 6' 7" (4.39m x 2.01m)

Up and over door, door to Kitchen, door to rear Verandah and further door to DOWNSTAIRS WC.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, shrub border and garden shed.

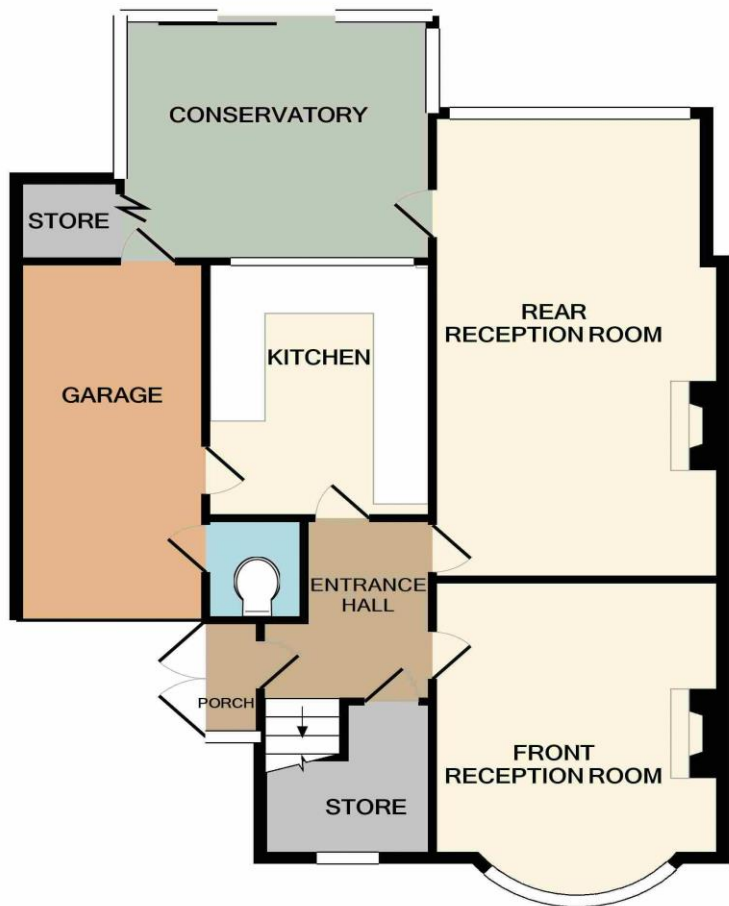
Tenure

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.

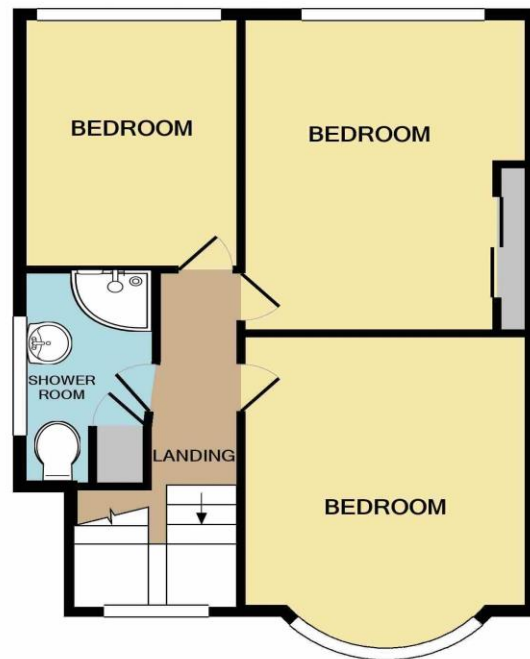
Property Related Services

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.



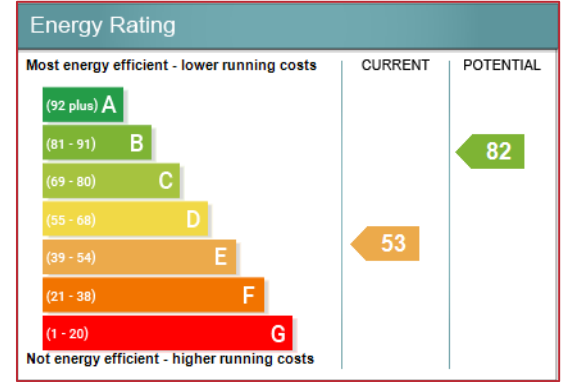


GROUND FLOOR



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
 Made with Metropix ©2021



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



