





LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, bus route and schools. The local major road network enables commuting to M5 Motorway (J2) and further to the surrounding area. The property can be located turning off Wolverhampton Road into Brandhall Road. At the island take the 4th exit into George Road where the property is then situated a distance along on the right hand side.

DESCRIPTION

Offered for sale is this extremely spacious and very well presented 3 bed roomed semi detached family home set within this popular location, with a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch (with downstairs wc off), entrance hall, super re-fitted breakfast kitchen (with integrated oven/hob), useful side passage/store, spacious lounge, separate dining room and sun lounge. First floor provides 3 good sized bedrooms and bathroom. Outside is a pleasant rear garden with sunny aspect and Garage at the rear. Double glazed and Gas central heating. EPC rating B.

Porch

Door to Entrance Hall and door to :-

Downstairs WC

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

Entrance Hall

Radiator, staircase with handrail rising to the first floor, useful under stair storage cupboard and doors off to Kitchen and further to :-

Lounge 18' 1" (max) x 12' 3" (max) (5.51m x 3.73m)

Double glazed window to the rear, radiator, attractive feature fire surround and hearth, good sized under stair storage cupboard and folding doors lead to :-

Dining Room 10' 9" x 9' 0" (3.27m x 2.74m)

Double glazed sliding patio door to the rear garden, and additional sliding door leads to :-

Sun Room 12' 3" x 9' 8" (3.73m x 2.94m)

Single glazed windows providing pleasant outlook over rear garden, and single glazed door to the garden.

Re-Fitted Breakfast Kitchen 15' 6" (max) x 10' 9" (max) (4.72m x 3.27m)

Double glazed window to the front, range of base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven/microwave, 4 ring electric hob, island feature with breakfast bar. Door to :-



Side Passage/Store

With door to rear garden.

First Floor Landing

Built in storage cupboard, and doors off to all First Floor Accommodation.

Bedroom One 18' 2" x 9' 5" (plus walk in store) (5.53m x 2.87m)

Large master bedroom which could potentially be sub divided to create a 4th Bedroom, having 2 double glazed windows to the front, 2 radiators and useful walk in store/wardrobe.

Bedroom Two 9' 1" x 9' 0" (2.77m x 2.74m)

Double glazed window to the rear providing pleasant outlook. Radiator.

Bedroom Three 9' 1" (to back of wardrobe) x 8' 9" (2.77m x 2.66m)

Double glazed window to the rear with pleasant outlook over rear garden and beyond, radiator and fitted wardrobe having sliding doors and hanging rail.

Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with sunny aspect having patio, shaped lawn, shrub border and pathway.

Garage

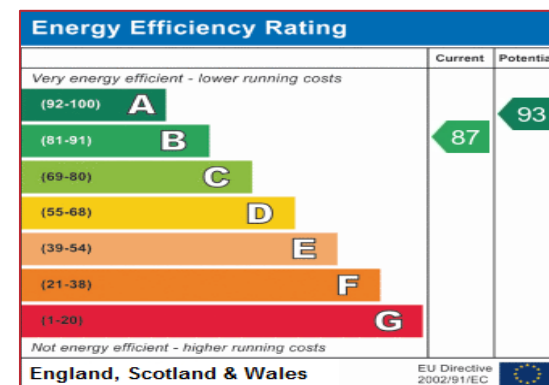
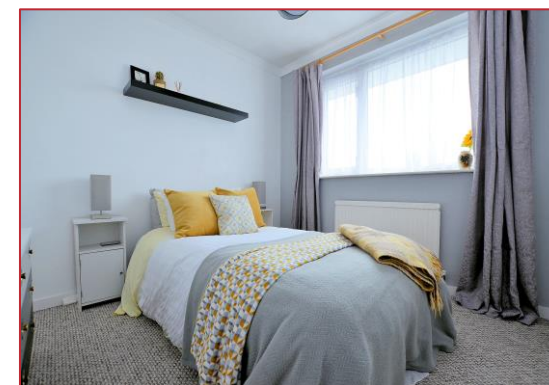
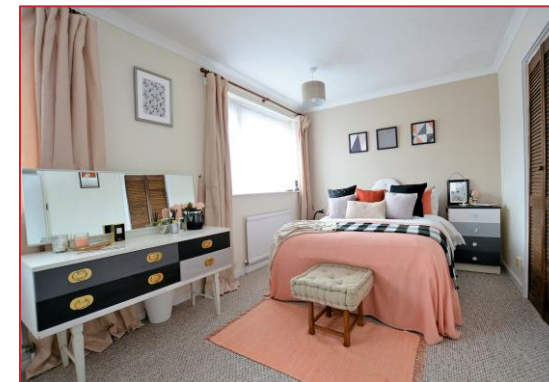
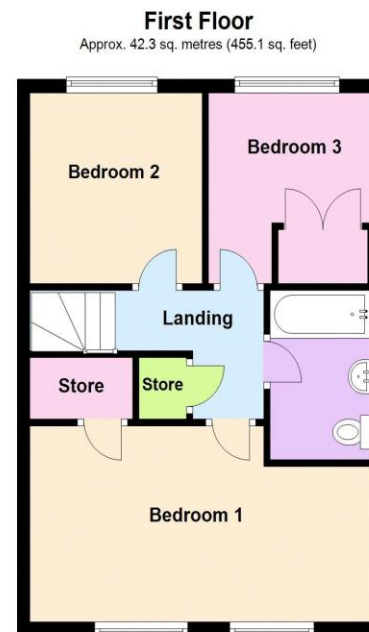
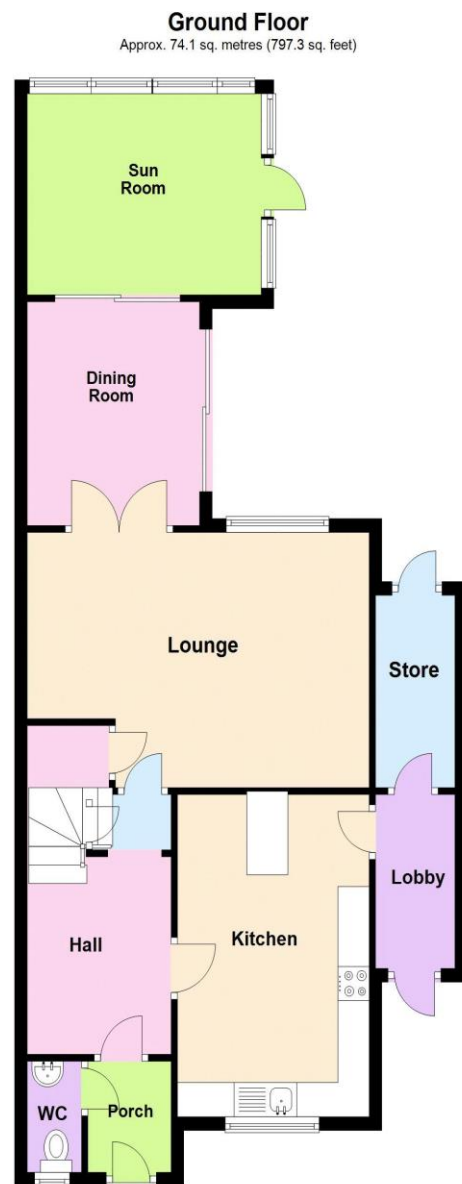
At the rear.

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.



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



