



humberstones
homes

26 LANSDOWNE ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QT
£225,000





LOCATION

The property occupies a pleasant position within the popular Hurst Green part of Halesowen and is conveniently situated for shopping facilities, amenities, bus route and schools, whilst Rowley Train Station is just a short distance away enabling commuting into Birmingham City Centre. M5 Motorway (J2) provides commuting to the surrounding areas. The property can be located turning off Hurst Green Road into Lansdowne Road where the property is then situated on the right hand side.

DESCRIPTION

This is a spacious, well presented and considerably improved 3 bed roomed semi detached home set within the convenient Hurst Green location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, lounge, super re-fitted dining kitchen (with integral oven/hob and integrated fridge/freezer and washing machine). First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

Porch

Front door leads through to :-

Entrance Hall

Staircase rising to the first floor, radiator, and doors off to :-

Lounge 11' 6" x 10' 11" (3.50m x 3.32m)

Double glazed window to the front and radiator.

Super Re-Fitted Dining Kitchen 18' 4" x 8' 11" (5.58m x 2.72m)

Double glazed window to the rear, radiator, range of base and units, work surface area, sink with ornate mixer tap, integral double oven, 5 ring gas hob and cooker hood above, integrated fridge/freezer and washing machine, useful understair storage cupboard and door to the side providing access to the rear garden.



First Floor Landing

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

Bedroom One 11' 8" x 10' 11" (max) (3.55m x 3.32m)

2 Double glazed windows to the front. Radiator.

Bedroom Two 9' 8" (plus door recess) x 9' 0" (2.94m x 2.74m)

Double glazed window to the rear and radiator.

Bedroom Three/Study 6' 4" x 5' 11" (1.93m x 1.80m)

Double glazed window to the front and radiator.

Re-Fitted Shower Room 8' 2" (max) x 5' 10" (into recess) (2.49m x 1.78m)

Double glazed window to the rear, radiator, double glazed window to the side, suite comprising :- 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.

Rear Garden

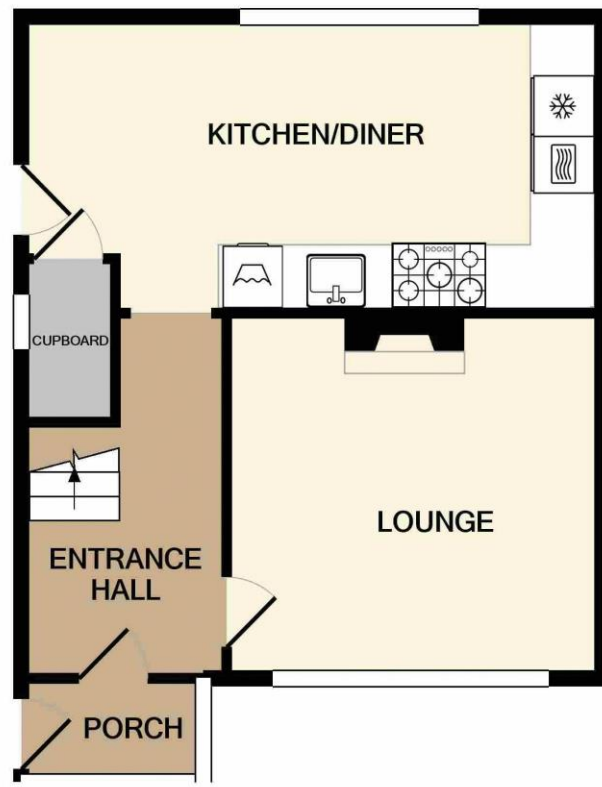
Pleasant rear garden with patio, side access, lawn area and pathway.

Tenure

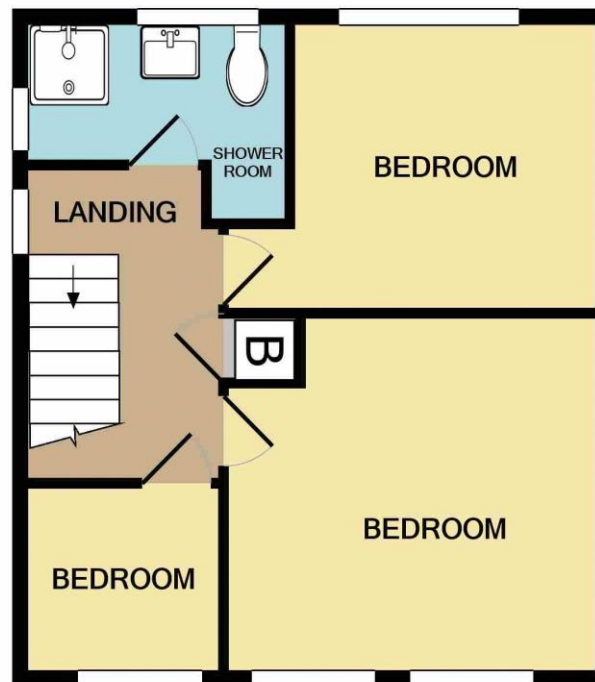
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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