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homes

31 GARLAND CRESCENT, HALESOWEN, WEST MIDLANDS, B62 9NH
£369,950





LOCATION

The property occupies a pleasant position within this popular, very sought after road in Halesowen, and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding area. The property can be located turning off Halesowen Road into Narrow Lane, continue for a distance then turn right into Dale Road and right into Garland Crescent where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

SUPERB, spacious, considerably improved and extended 3 bedroome semi detached family home set within this popular sought after 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 opening to Sitting area and further to superb, very large and extended, re-fitted open plan family kitchen/dining area (with bi-fold doors to the rear garden). There is a utility, downstairs WC and useful store. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant good sized rear garden. Double glazed and Gas central heating. EPC rating C.

Porch

Single glazed front door with side single glazed panels having leaded detailing lead to :-

Entrance Hall

Radiator, staircase rising to the First Floor, and doors off to :-

Lounge 14' 10"(into bay) x 12' 8"(max) (4.52m x 3.86m)

Double glazed bay window to the front, radiator and opening through to :-

Sitting Area 12' 5" x 11' 4" (3.78m x 3.45m)

Open plan, radiator and opening through to :-

Extended and Re-Fitted Family Kitchen/Dining Area (L-shaped) 27' 2"(max overall) x 20' 3"(max overall) (8.27m x 6.17m)

Double glazed window to the rear, radiator, ceiling spot lights, skylights, fine range of base and wall mounted units, work surface areas, 'Rangemaster' 5 ring cooker and cooker hood above, integral fridge/freezer and dishwasher, feature central island having sink with mixer tap, ceiling spot lights, built in storage cupboard and Dining Area with ceiling spot lights, radiator, skylight and feature Bi-Fold doors opening onto the rear garden. Door leads from the Kitchen to :-

Utility 10' 0"(max) x 6' 9"(max) (3.05m x 2.06m)

'Worcester' central heating boiler, radiator and door to Garage.

Downstairs WC

Wash hand basin and WC.

First Floor Landing

Double glazed window to the side and doors off to all First Floor Accommodation :-

Bedroom One 15' 6"(into bay) x 11' 5"(to back of wardrobe) (4.72m x 3.48m)

Double glazed bay window to the front, radiator and fine range of fitted wardrobes with mirrored sliding doors, hanging rails and storage.

Bedroom Two 12' 6" x 11' 5"(max) (3.81m x 3.48m)

Double glazed window to the rear providing pleasant outlook, radiator, picture rail and fitted wardrobe with mirrored doors and hanging rail.

Bedroom Three 7' 10" x 7' 8" (2.39m x 2.34m)

Double glazed window to the front, radiator and loft access.

Re-Fitted Bathroom 7' 8" x 6' 4" (2.34m x 1.93m)

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

Front

Drive providing off road parking and leading to the accommodation.

Side Store

Door to the front and door to Utility.

Rear Garden

Pleasant large rear garden with good sized patio, lawn area and replacement fence panels.

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.

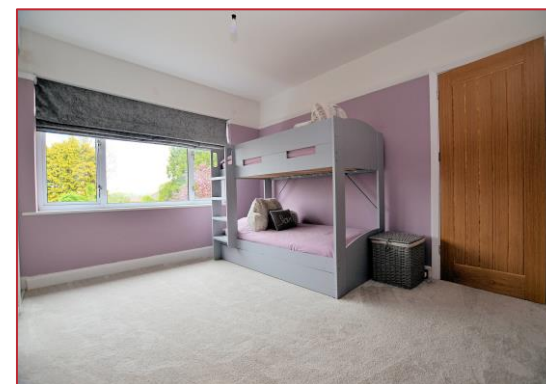
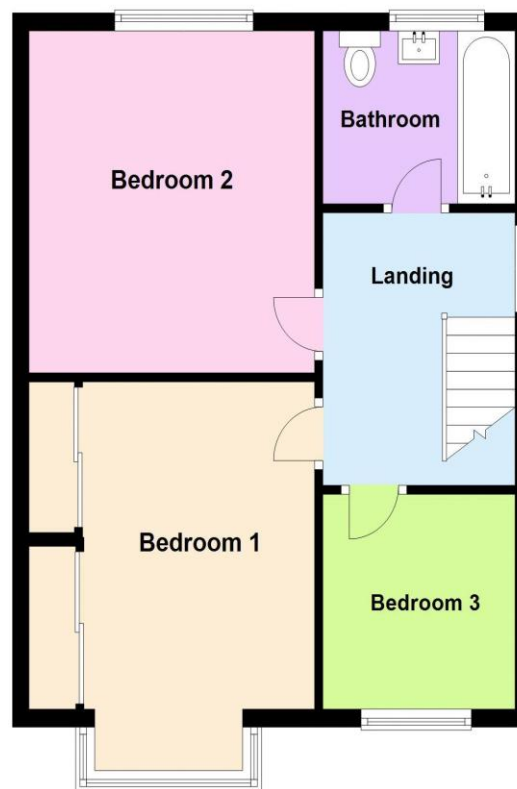
Ground Floor

Approx. 83.1 sq. metres (895.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	69	79
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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