



**humberstones**  
homes

48 GOODREST AVENUE, HALESOWEN, WEST MIDLANDS, B62 0HR  
**£285,000**





### LOCATION

Goodrest Avenue is a very popular residential road within this sought after part of Halesowen and is handy for shopping facilities, amenities, bus route and schools, whilst the local major Road network enables commuting into Birmingham City Centre. M5 Motorway J3 is also just a short distance away. The property can be located turning off Spies Lane into Howley Grange Road, then second left into Goodrest Avenue where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 3 bedroomed traditional style semi detached home in popular sought after part of Halesowen, requiring modernization and offering huge potential. Set back behind a drive providing off road parking, the property briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining room, kitchen and outbuilding/store and wc. First floor provides 3 bedrooms, bathroom and separate wc. Outside is a lengthy garage and good sized rear garden. Part double glazed and gas central heating. EPC rating D.

### Porch

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

### Entrance Hall

Radiator, staircase with handrail rising to the first floor, understair storage cupboard and doors off to :-

### Lounge 13' 10"(into bay) x 12' 11"(max) (4.21m x 3.93m)

Double glazed bay window to the front, radiator, picture rail and traditional style feature fireplace with tiled inset.

### Sitting Room 15' 5"(into bay) x 11' 0"(max) (4.70m x 3.35m)

Double glazed door and window to the rear, radiator, picture rail and feature tiled fireplace with hearth.

### Kitchen 8' 0" x 7' 11" (2.44m x 2.41m)

Single glazed window, base unit, work surface area, 1 double and 1 single wall cupboard, single drainer sink with cupboard below, door leads to :-



### Outbuilding/Verandah

Single glazed door to the rear garden, access to Garage and further doors to WC and Useful store (housing central heating boiler).

### First Floor Landing

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

### Bedroom One 14' 3"(into bay) x 11' 11"(max) (4.34m x 3.63m)

Double glazed bay window to the front, radiator and picture rail.

### Bedroom Two 15' 3"(into bay) x 11' 0"(max) (4.64m x 3.35m)

Double glazed bay window to the rear, picture rail and radiator.

### Bedroom Three 7' 4" x 7' 0" (2.23m x 2.13m)

Double glazed window to the front.

### Bathroom 8' 0"(max) x 5' 0"(max) (2.44m x 1.52m)

Double glazed window to the rear, radiator, bath and wash handbasin.

### Separate WC

Window to the rear and wc.

### Front

Drive providing off road parking and leading to the accommodation.

### Garage 28' 5"(max overall including Lean to area) x 7' 6" (8.65m x 2.28m)

Up and over door, lean to area at the rear of the garage with single glazed door to the rear garden.

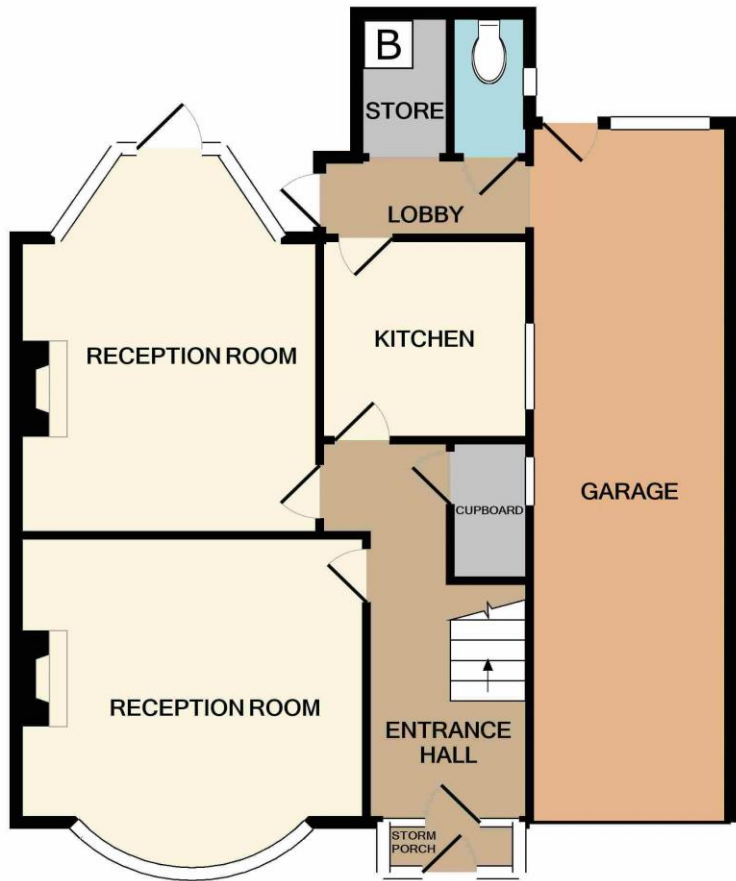
### Tenure

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.

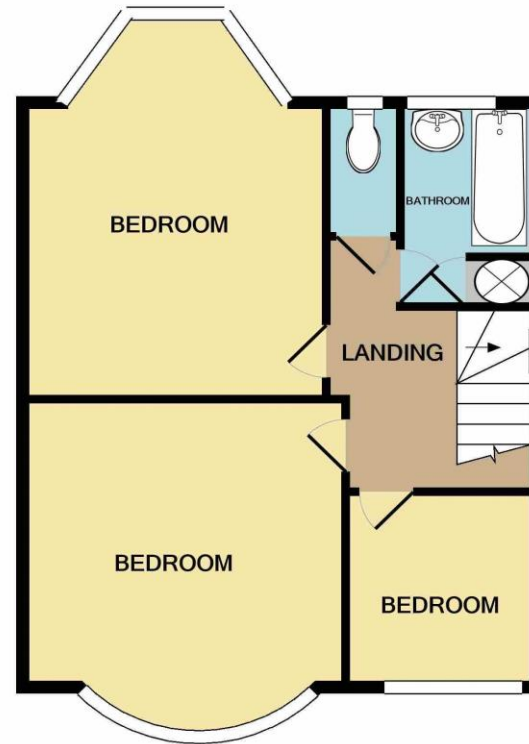
### Property Related Services

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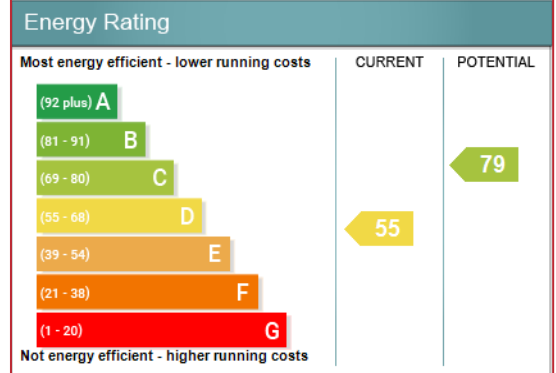


GROUND FLOOR



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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