



humberstones
homes

13 VALLEY ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9RT
£247,500





LOCATION

The property occupies a pleasant position within the popular Hurst Green area of Halesowen, and is handy for shopping facilities, amenities, bus route and schools, whilst Rowley Regis Train Station is just a short distance away which is great for commuting into Birmingham City Centre. M5 Motorway (J2) provides access to the surrounding areas. The property can be located turning off Hagley Road West into Woodbury Road, then left into Summerfields Road and second right into Valley Road, where the property is then situated a distance along on the right hand side.

DESCRIPTION

This is a spacious and well presented 3 bedroomed semi detached home set within this popular, sought after location, set back from the road behind a drive providing off road parking and leading to the accommodation :- On the ground floor is an entrance hall, spacious through lounge/dining area, kitchen, and side verandah/utility area (with downstairs wc off). First floor provides 3 bedrooms and re-fitted bathroom. Outside is a garage and pleasant very LARGE rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the first floor, under stair storage cupboard, and doors off to :-

Through Lounge/Dining Area 26' 10"(max overall and into bay) x 11' 4"(max) (8.17m x 3.45m)

Double glazed bay window to the front, 2 radiators, brick fireplace with adjacent TV plinth, double glazed sliding patio door onto the rear garden.

Kitchen 8' 10" x 6' 5" (2.69m x 1.95m)

Double glazed window to the rear, base unit, work surface area, breakfast bar, wall cupboards, single drainer sink with mixer tap, complimentary tiling to the walls and door leads through to :-

Side Verandah/Utility 10' 0"(max) x 7' 8"(max) (3.05m x 2.34m)

Door to rear garden, door to Garage and further door leads to :-

Downstairs WC

Double glazed window to the rear, wc and wash handbasin.



First Floor Landing

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

Bedroom One 12' 0" x 11' 3"(to back of wardrobe) (3.65m x 3.43m)

Double glazed window to the rear with pleasant outlook over rear garden, radiator and fitted wardrobes with hanging rails and storage.

Bedroom Two 14' 7"(into bay) x 10' 2"(to back of wardrobe) (4.44m x 3.10m)

Double glazed bay window to the front, radiator, and fitted wardrobes with mirrored sliding doors, hanging rail and storage.

Bedroom Three 8' 10"(max) x 8' 0"(max) (2.69m x 2.44m)

Double glazed window to the front and radiator.

Re-Fitted Bathroom 8' 9" x 6' 4" (2.66m x 1.93m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 14' 7" x 7' 7"(max) (4.44m x 2.31m)

Up and over door to the front.

Rear Garden

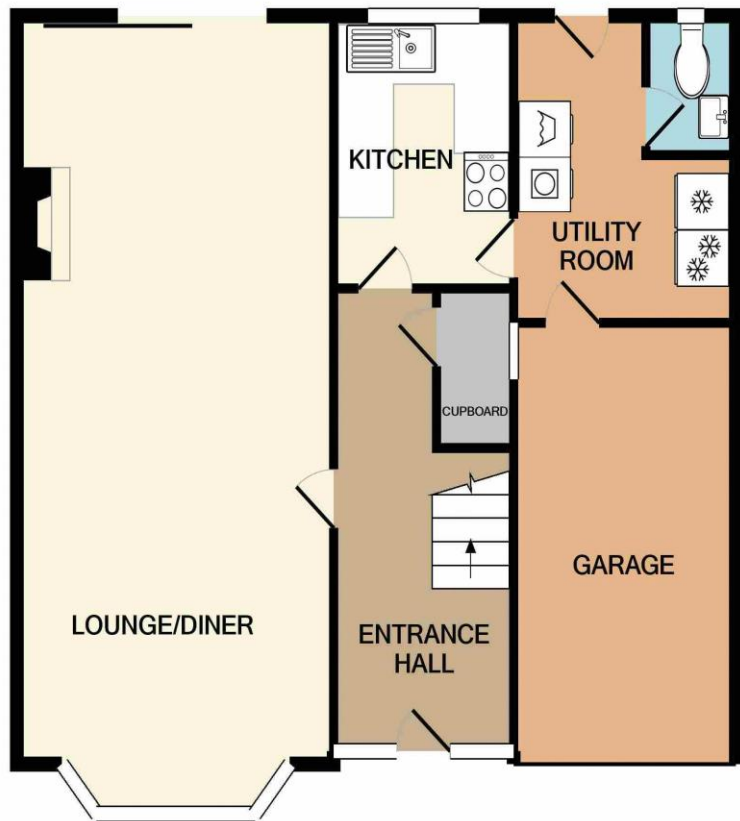
Very large rear garden offering a superb feature of the property comprising :- Patio, steps lead up to lawn areas, shrub borders and further patio area.

Tenure

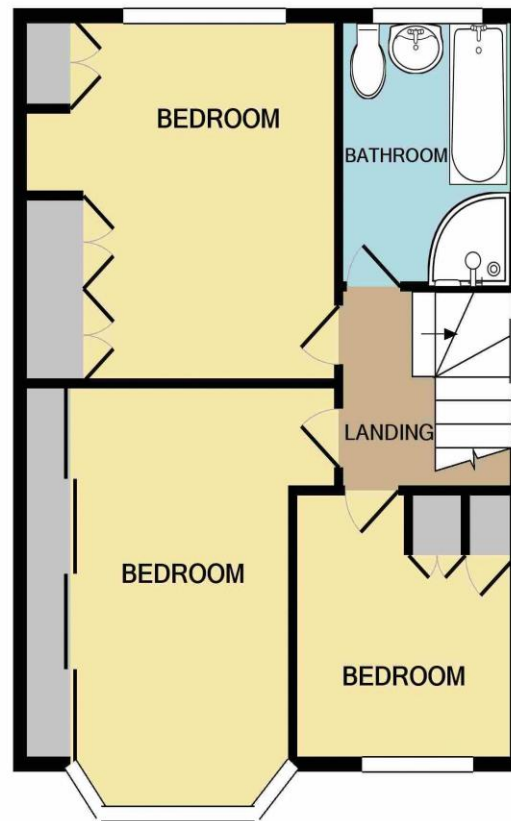
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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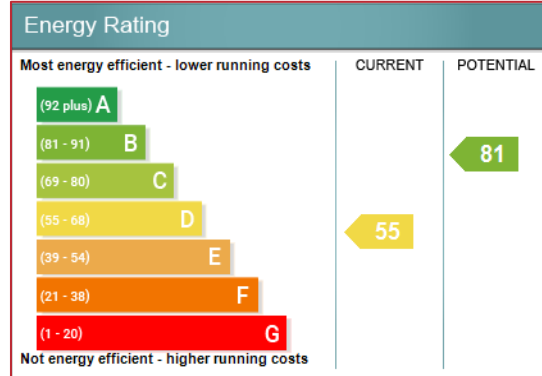


GROUND FLOOR



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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