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2 BOURNEBROOK CRESCENT, HALESOWEN, WEST MIDLANDS, B62 0HZ
£220,000





LOCATION

The property occupies a pleasant position within this popular location 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 areas. The property can be located turning off Carters Lane into Howley Grange Road, then first right into Bournebrook Crescent 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 and well presented 3 bedroom end terrace home in popular location, set back behind a lawn foregarden and pathway leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, fitted kitchen (with integral oven/hob), and utility/store having downstairs wc off. First floor provides 3 good sized bedrooms and re-fitted shower room. Outside is a useful side storage area and pleasant rear garden. Double glazed and Gas central heating. EPC rating C.

Porch

Single glazed front door to :-

Entrance Hall

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

Through Lounge/Dining Area 23' 9" (max overall) x 12' 0" (max) (7.23m x 3.65m)

Double glazed bow window to the front, 2 radiators, feature fireplace with hearth housing inset coal effect fire. Double glazed sliding patio door onto the rear garden.

Fitted Kitchen 9' 10" x 6' 0" (2.99m x 1.83m)

Double glazed window to the rear, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, complimentary tiling to the walls and door to :-



Utility/Store 11' 6" (max) x 6' 8" (max) (3.50m x 2.03m)

Double glazed window to the rear, base unit, work surface area, 1x double wall cupboard, door to the rear garden and further doors off to Outside store and :-

Downstairs WC

Wash handbasin, and 'Saniflo' style wc.

First Floor Landing

Double glazed window to the side, built in storage cupboard housing the central heating boiler, loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 6" x 10' 6" (plus door recess) (3.81m x 3.20m)

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

Bedroom Two 10' 10" (max) x 10' 4" (3.30m x 3.15m)

Double glazed window to the rear, and radiator.

Bedroom Three 9' 6" (max) x 7' 9" (max) (2.89m x 2.36m)

Double glazed window to the front and radiator.

Re-Fitted Shower Room 7' 5" x 5' 4" (2.26m x 1.62m)

2 Double glazed windows to the rear, heated towel rail and attractive suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with shower and tiling to the walls.

Front

Lawn foregarden, shrub border and pathway leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, shrub border and pathway.

Tenure

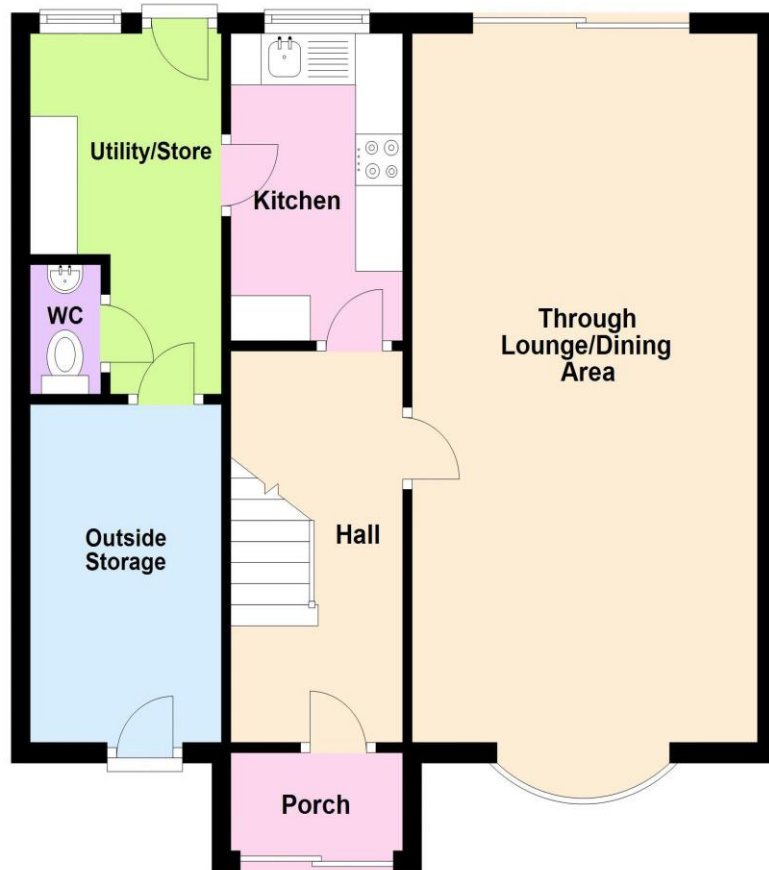
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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

Approx. 55.5 sq. metres (596.9 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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