



**humberstones**  
homes

14 MAYFIELD ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QW  
**£260,000**







### DESCRIPTION

Offered for sale with NO UPWARD CHAIN, This is a spacious and much improved detached bungalow occupying a pleasant corner position within this popular location, handy for gaining access into Birmingham City Centre and for M5 Motorway (J2). Set back behind a drive providing off road parking and leading to the following accommodation :- Porch, entrance hall, spacious lounge, re-fitted kitchen (with integral oven/hob, microwave, and integrated fridge/freezer, washing machine and dishwasher), side passage, 2 double bedrooms (master having fitted wardrobes) and re-fitted shower room. Outside is a Garage, additional useful store and rear garden. Double Glazed and Gas Central Heating. EPC rating D.

### Porch

Front door leads through to :-

### Entrance Hall

Radiator and doors off to :-

### Lounge 16' 6" x 10' 8" (max) (5.03m x 3.25m)

Double glazed window to the front and side. 2 Radiators.

### Re-Fitted Kitchen 9' 10" x 8' 5" (2.99m x 2.56m)

Double glazed window to the side, range of base and wall units, work surface area, one and a half bowl single drainer sink with mixer tap, integral double oven, 5 ring gas hob and cooker hood above, integrated microwave, fridge/freezer, washing machine and dishwasher, door leads to :-

### Side Passage

Door to the front and door to rear garden.

### Bedroom One 13' 7" (to back of wardrobe) x 11' 5" (to back of wardrobe) (4.14m x 3.48m)

Double glazed window to the front and side, radiator, fine range of fitted furniture including wardrobes with hanging rail and storage, fitted bedside cupboards and fitted dressing table.

### Bedroom Two 13' 5" x 9' 7" (4.09m x 2.92m)

Double glazed window to the rear, radiator.

### Re-Fitted Shower Room 9' 6" x 6' 0" (2.89m x 1.83m)

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

### Front

Lawn foregarden extending to the side, drive providing off road parking and leading to the accommodation.

### Garage

Up and over door

### Additional Store

At the side with opening doors to the front.

### Rear Garden

With patio and lawn 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

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 £240 per transaction.



## Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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