



61 LYTTLETON AVENUE, HALESOWEN, WEST MIDLANDS, B62 9EB
Offers in Excess of £250,000





DESCRIPTION

Situated within this popular part of Halesowen, handy for gaining access into Birmingham City Centre and for shops, schools and bus route, whilst Rowley Regis train station is a short distance away. The well presented detached property briefly comprises the following accommodation :- On the ground floor is an entrance hall, lounge, dining room & kitchen. On the first floor is a landing, 3 bedrooms & a family bathroom. Outside is a pleasant rear garden. - please note the side garden is being used to build a new house and will be cordoned off appropriately. Majority Double glazed and Gas central heating. Council Tax Band C. EPC rating: E

Entrance Hall

Stairs to first floor, doors to lounge & dining room/2nd reception room

Lounge 14' 0" (into bay) x 10' 9" (max) (4.26m x 3.27m)

Front facing, feature fire surround, double panel radiator, 4 wall light points, 5 spotlights

Dining Room/2nd Reception Room 13' 8" x 10' 4" (4.16m x 3.15m)

Rear facing, double panel radiator, pendent ceiling light, wall in understairs cupboard with side facing window and wall mounted Biasi boiler, lighting

Kitchen 9' 11" x 9' 0" (3.02m x 2.74m)

Rear facing, one & half bowl sink unit, work surfacing with splash tiling, fitted oven, gas hob, floor & wall mounted units, tiled flooring, access to roof space, ceiling light, door to rear garden

First Floor Landing

Side facing, access to roof space, doors to all first floor rooms

Bedroom One 14' 6" (into bay) x 10' 7" (max) (4.42m x 3.22m)

Front facing, double panel radiator, pendent ceiling light

Bedroom Two 10' 5" x 10' 1" (max) (3.17m x 3.07m)

Rear facing, double panel radiator, pendent ceiling light

Bedroom Three 7' 2" x 6' 0" (2.18m x 1.83m)

Front facing, single panel radiator, pendent ceiling light

Bathroom

Rear facing, fitted with a white suite, bath with shower attachment, WC, pedestal wash hand basin, part tiled walls, double panel radiator, storage cupboard, 3 spotlights

Front Garden

To the front is a foregarden with path to front door

Rear Garden

To the rear is a lawned garden.

NOTE BUILDING WORK

Please note the side garden will be cordoned off and a new build property is going to be built imminently.

Tenure

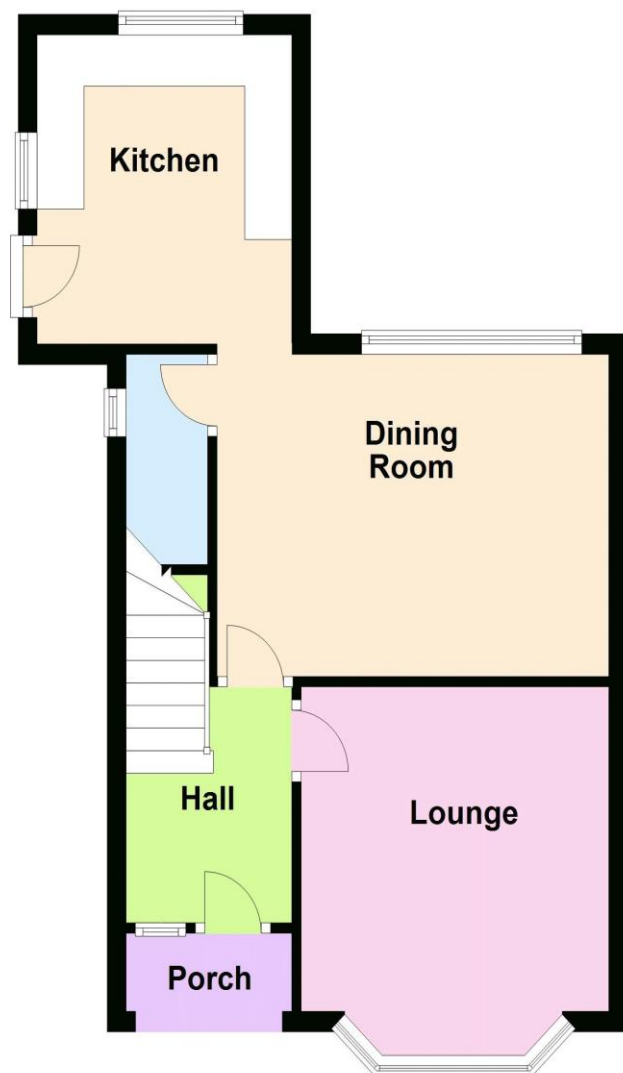
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

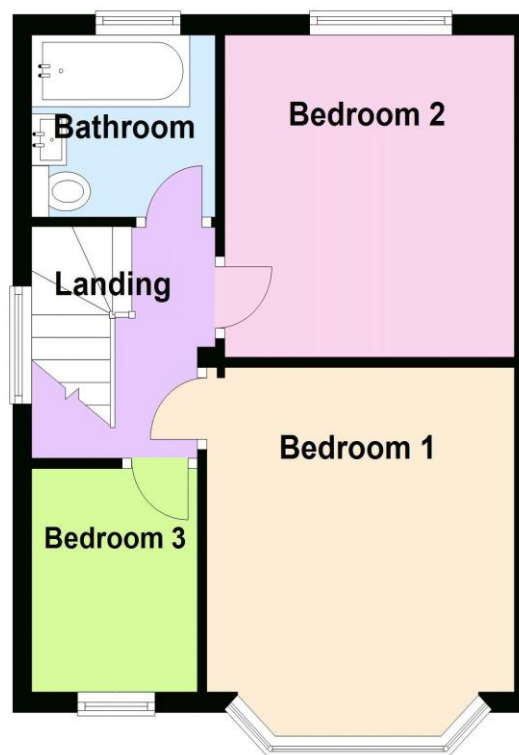
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(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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