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homes

40 LOCKINGTON CROFT, HALESOWEN, WEST MIDLANDS, B62 9BP
£175,000





LOCATION

Set in a popular residential part of Halesowen, giving access to local shops and businesses on Hagley Road West & Manor Lane, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning left off Spies Lane into Lockington Croft where the house can be found at the head of the cul-de-cac.

DESCRIPTION

This is a considerably improved and good sized three bedroom terraced home in popular cul-de-sac location, which benefits from off road parking and has no upward chain. The accommodation briefly comprises on the ground floor of entrance hall lounge with double doors to rear garden and refitted kitchen/diner. At first floor level there are three good sized bedrooms and bathroom. Externally to the front there is a block paved driveway for more than one car and rear garden with sunny secluded aspect. The property benefits from upvc double glazing and gas central heating (combi boiler). EPC Rating: D

Composite part glazed door leads to Entrance Hall

There is also a second entrance via a shared side passage.

Entrance Hall

Having vinyl flooring, stairs to first floor landing, single panel radiator, ceiling light point and doors to lounge and kitchen diner.

Lounge 21' 8"max x 10' 0"max (6.60m x 3.05m)

Dual Aspect - Having feature fire surround, double panel radiator, single panel radiator, door to kitchen, double doors to rear garden, two wall light points and two ceiling light points.

Kitchen/Diner 15' 4" x 9' 3" (4.67m x 2.82m)

Rear Facing - 25ft 7 max - Fitted with a range of wall and base units with work surfaces over, breakfast bar, inset sink unit, built in electric double oven, induction hob with cooker hood above, plumbing for washing machine, space for american style fridge freezer, vinyl flooring, column radiator, two ceiling light points and opening into dining area.

Dining Area 9' 5" x 9' 1" (2.87m x 2.77m)

Conservatory style with glazed roof, having vinyl flooring, column radiator, ceiling light point and double doors to rear garden.



First Floor Landing

Having doors to bedrooms and bathroom, airing cupboard housing combination gas central heating boiler, access to loft space and ceiling light point.

Bedroom One 14' 6" x 10' 0" (4.42m x 3.05m)

Front Facing - Having fitted wardrobes, built in cupboard, single panel radiator and ceiling light point.

Bedroom Two 10' 1" x 6' 11" (3.07m x 2.11m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Three 11' 4" x 6' 2" (3.45m x 1.88m)

Front Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bathroom 9' 2"max x 6' 10" (2.79m x 2.08m)

Rear Facing - 'L' Shaped - Having paneled bath with screen and mixer shower over, low level wc, wash hand basin, tiled floor and walls, heated towel rail and ceiling light point.

Frontage

Having block paved driveway with parking for two cars.

Rear Garden

Secluded garden with an open sunny aspect, having paved patio the remainder being predominantly laid to lawn with pedestrian rear access.

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.

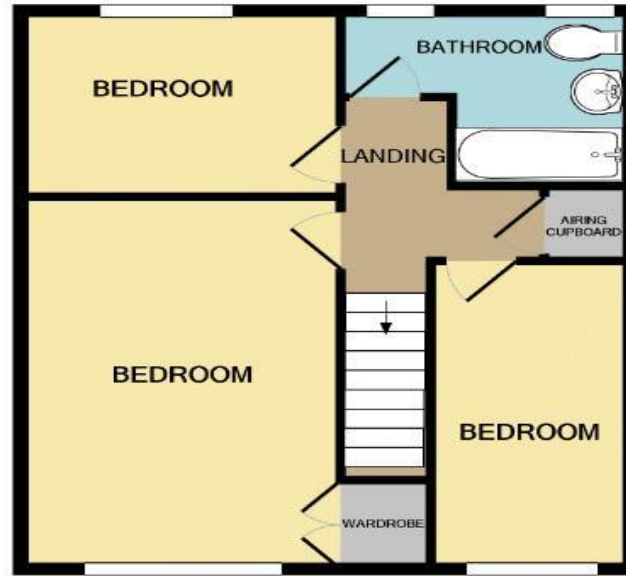
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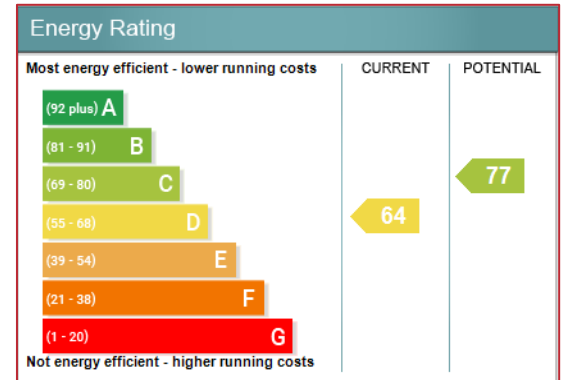
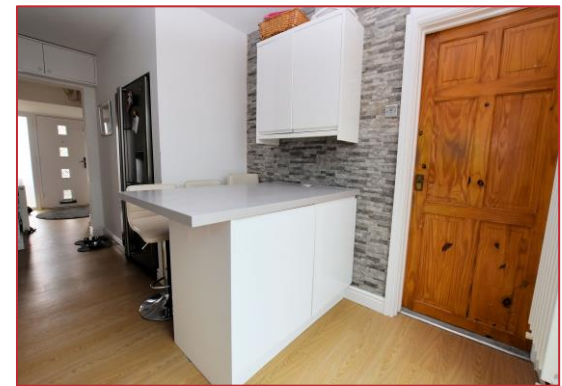


GROUND FLOOR



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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