



3 ALDER GROVE, HALESOWEN, WEST MIDLANDS, B62 9TL
Offers in the Region Of £390,000





LOCATION

Alder Grove is a very popular cul-de-sac within this sought after part of Halesowen and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre, whilst M5 Motorway (J3) is easily accessible. The property can be located turning off Spies Lane into Gower Road, continue for a distance, then turning right into Shenstone Valley Road and right again into Alder Grove where the property is situated a short distance along on the left hand side.

DESCRIPTION

Offered for sale is this superb, very well presented link detached family home in popular cul-de-sac location, offering spacious living accommodation throughout, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an Entrance Hall (with downstairs wc off), spacious lounge, SUPER RE-FITTED dining kitchen (having integrated oven/hob and integral fridge/freezer), hobby room, useful store (previously Garage) and utility. First floor provides 4 good sized bedrooms and superb re-fitted bathroom (with feature bath and walk in shower). Outside is a pleasant low maintenance rear garden. Double glazed and Gas central heating. EPC rating C.

Entrance Hall

Radiator, feature tiled floor, staircase rising to the First Floor, useful built in storage cupboard and doors off to :-

Downstairs WC

Double glazed window to the side, wc, wash handbasin and tiling to the walls.

Lounge 18' 0"(max) x 12' 3"(max) (5.48m x 3.73m)

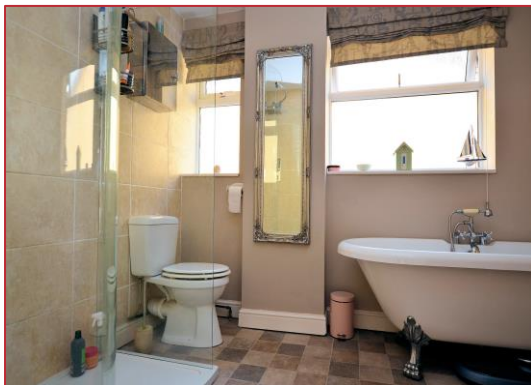
Double glazed window to the front. Radiator.

Re-Fitted Dining Kitchen 18' 0" x 11' 4" (5.48m x 3.45m)

Double glazed window to the rear, radiator, fine range of base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, concealed gas central heating boiler, integral double oven, 4 ring electric hob, integrated fridge/freezer, complimentary tiling to the walls, dining area, double glazed sliding patio door onto the rear garden and door leads through to :-

Hobby Room 13' 8" x 7' 9"(max) (4.16m x 2.36m)

Originally part of the Garage (which has currently being sub-divided), comprising :- radiator, double glazed door to the rear garden, door to Utility and further door leads to :-



Front store 7' 6" x 5' 3" (2.28m x 1.60m)

Up and over door.

Utility 12' 0" x 8' 0" (3.65m x 2.44m)

Radiator, double glazed door to the rear garden, work surface area, single drainer sink, complimentary tiling to the walls.

First Floor Landing

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

Bedroom One 11' 7" x 10' 10" (3.53m x 3.30m)

Double glazed window to the rear. Radiator.

Bedroom Two 11' 8" x 8' 5" (3.55m x 2.56m)

Double glazed window to the front and radiator.

Bedroom Three 11' 7" x 6' 10" (3.53m x 2.08m)

Double glazed window to the rear. Radiator.

Bedroom Four 12' 5"(to back wardrobe) x 6' 1" (3.78m x 1.85m)

Double glazed window to the front, radiator, and fitted wardrobe with hanging rail and storage.

Re-Fitted Bathroom 10' 0"(max) x 7' 4" (3.05m x 2.23m)

2 Double glazed windows to the front, radiator and superb suite comprising :- Feature bath, wash handbasin, wc, separate shower cubicle and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

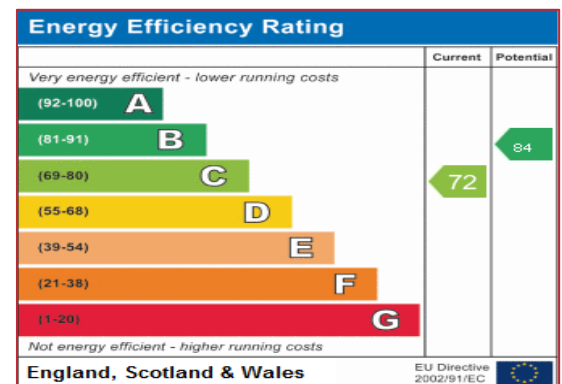
Pleasant, low maintenance rear garden with patio, artificial lawn area, and decking area.

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 £210 per transaction.



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