



**humberstones**  
homes

9 MAYFIELD ROAD, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QN  
**£255,000**







### LOCATION

The property occupies a pleasant position within the popular Hurst Green area and is handy for local amenities, facilities and school, whilst the local major road network enables access to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Hurst Green Road into Landswood Road, right into Mayfield Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This extremely spacious and extended 4 bedroom semi detached family home offers flexible living accommodation, set within this popular location with off road parking and comprising the following accommodation :- On the ground floor is an entrance hall (downstairs wc off), spacious L-shaped lounge/dining area, and large extended and fitted breakfast kitchen. First floor provides 4 bedrooms and bathroom. Outside is a garage at the side, pleasant rear garden and large double garage at the rear of the garden. DOUBLE GLAZING AND GAS RADIATOR HEATING. EPC rating D.

#### Entrance Hall

Staircase rising to the first floor, and doors off to :-

#### Downstairs WC

Wash handbasin and WC.

#### L- Shaped Lounge/Dining Area 22' 9"(max) x 17' 10"(max) (6.93m x 5.43m)

Double glazed window to the front, 2 radiators, attractive feature fire surround and feature wood burner.

#### Extended and Fitted Breakfast Kitchen 17' 2"(max) x 13' 2"(max) (5.23m x 4.01m)

Double glazed window to the rear, fine range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, integrated dishwasher, and sliding patio door leads to the rear garden.

#### First Floor Landing

Loft access, and doors off to all First Floor Accommodation.

**Bedroom One 15' 8"(plus wardrobe) x 9' 8"(max) (4.77m x 2.94m)**  
Double glazed window to the front, radiator, and fitted wardrobes with hanging rail and storage.

**Bedroom Two 12' 5"(max) x 10' 11" (3.78m x 3.32m)**  
Double glazed window to the rear, radiator and fitted wardrobe.

**Bedroom Three 12' 2" x 7' 9" (3.71m x 2.36m)**  
Double glazed window to the front, and radiator.

**Bedroom Four 16' 1" x 7' 9"(max) (4.90m x 2.36m)**  
Double glazed window to the front, radiator and double glazed window to the rear.

**Extended Bathroom 13' 4" x 6' 4"(max) (4.06m x 1.93m)**  
Double glazed window to the rear, heated towel rail and attractive suite comprising :- Corner bath, wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

### Outside

#### Front

Drive providing off road parking and leading to the accommodation.

**Garage 16' 5" x 8' 0" (5.00m x 2.44m)**  
Up and over door to the front and rear.

#### Rear Garden

Pleasant rear garden having patio and lawn area.

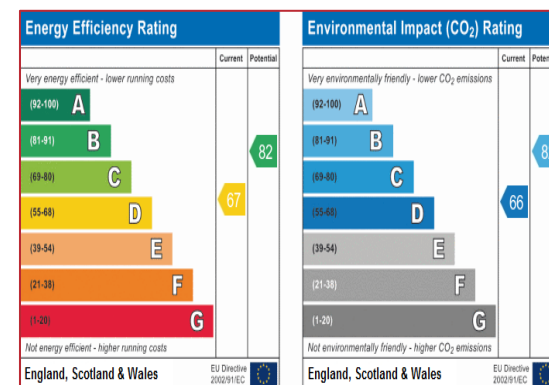
**Large Double Garage 24' 0"(max) x 23' 10"(max) (7.31m x 7.26m)**  
At the rear of the garden.

### 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.

### 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.



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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