



**humberstones**  
homes

10 MAPLE ROAD, HALESOWEN, WEST MIDLANDS, B62 8JP  
**£290,000**







### LOCATION

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.

### DESCRIPTION

Greatly extended home which has been refurbished throughout and offers spacious modern family living over three floors. Set in close proximity to Rowley Regis train station into Birmingham City Centre and in catchment for good primary and secondary schools. the accommodation briefly comprises on the ground floor of large lounge, contemporary kitchen diner/family room, opening to rear, complimented by a utility room and having separate study and downstairs wc. At first floor level there are four well proportioned bedrooms and family bathroom, with a further loft room on the second floor that can be used as fifth bedroom and has en-suite shower room. Externally there is parking to the front and courtyard style low maintenance rear garden. The property benefits from upvc double glazing and gas central heating. EPC Rating: C

#### Lounge 22' 0"max x 12' 5"max (6.70m x 3.78m)

Double glazed bay window to front elevation, further double glazed window to front, central heating radiator.

#### Kitchen diner/Family Room 25' 9" x 22' 0" (7.84m x 6.70m)

Double glazed bifold doors overlooking rear courtyard, range of white wall and base units with granite effect work surface over with complementary splashbacks over, inset sink, space and plumbing for Range cooker with complementary hood over, integrated dishwasher, fridge freezer, central heating radiator, stairs off to first floor accommodation and further door to utility room

#### Utility Room 10' 9" x 8' 2" (3.27m x 2.49m)

Double glazed window to side elevation, base units with roll top work surface over, space and plumbing for washing machine, central heating radiator, door off to reception room two, window to side elevation, splashback tiling to wall.

#### Study 9' 11" x 7' 10" (3.02m x 2.39m)

window to side elevation, tiled flooring and central heating radiator.

#### Downstairs WC

With low level flush w.c., hand basin, access to loft over single storey rear extension.

#### First Floor Landing

Having doors to bedrooms and bathroom and stairs to second floor.

#### Bedroom One 12' 5" x 12' 6" (3.78m x 3.81m)

Two double glazed windows to front elevation, central heating radiator.

#### Bedroom Two 12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window to rear elevation, central heating radiator.

#### Bedroom Three 9' 10"max x 8' 6"max (2.99m x 2.59m)

Double glazed window to front elevation, central heating radiator.

#### Bedroom Four 8' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to rear elevation, central heating radiator.

#### Bathroom 7' 2" x 5' 0" (2.18m x 1.52m)

Benefiting from being tiled floor to ceiling, obscured double glazed window to side elevation, P shaped panelled bath with mixer shower head over, low level flush w.c., vanity sink with built in storage beneath.

#### Loft Room/Bedroom Five 21' 8"max x 11' 11"max (6.60m x 3.63m)

Restricted Headroom in part - Double glazed windows to front and rear elevations, central heating radiator, door leading to en-suite.

#### Ensuite shower Room

Tiled floor to ceiling with walk in shower cubicle with mixer shower head over, wash hand basin with low level flush w.c., heated towel rail.

#### Frontage

Having off road parking and access to rear garden.

#### Rear garden

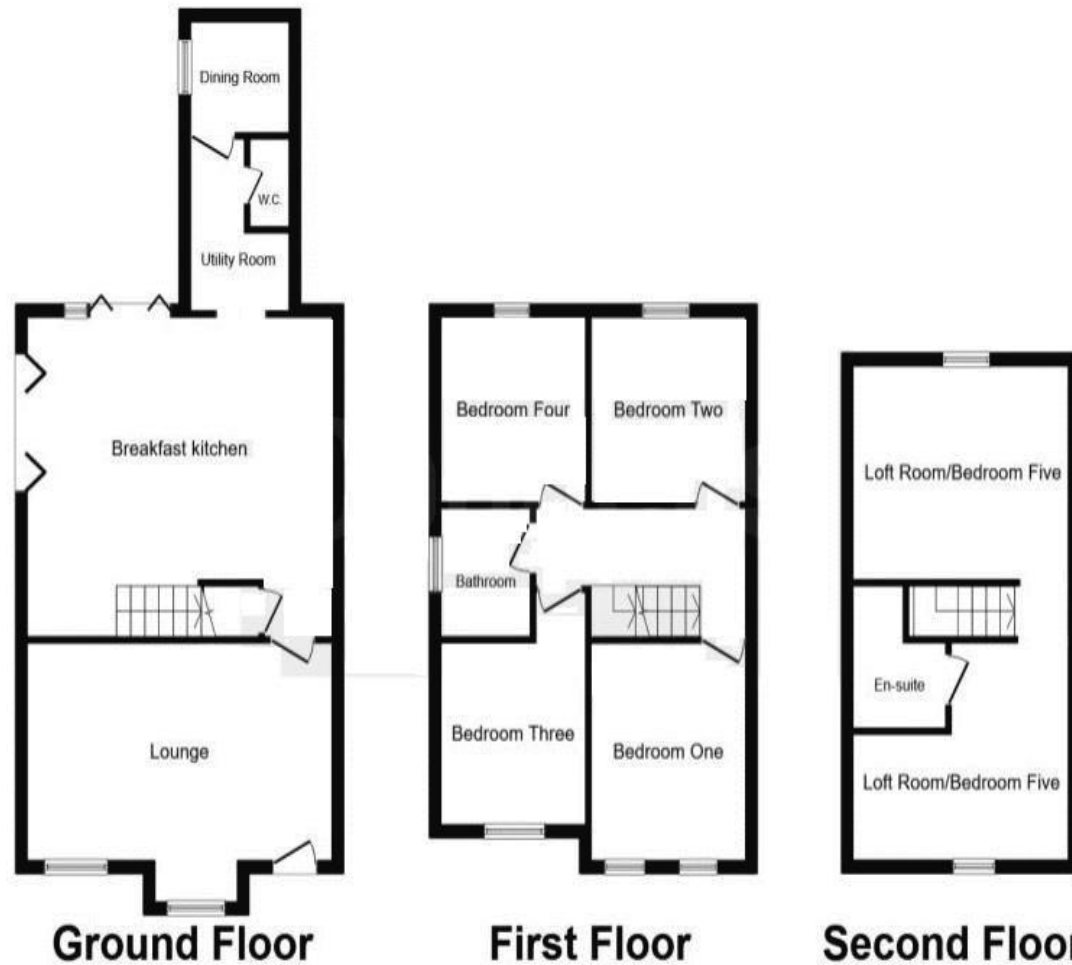
The garden with sunny aspect has been made extremely low maintenance which is perfect for entertaining with gate to side leading to driveway.

#### 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.



#### Plan created for...

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	83
England & 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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk





