



**humberstones**  
homes

139 HURST GREEN ROAD, HALESOWEN, WEST MIDLANDS, B62 9QF  
**£165,000**





### LOCATION

The property is located in the residential area of Halesowen in the sought after district of Hurst Green. It is close to bus routes, nearby train station, local shops & amenities, along with motorway access at both junctions 2 & 3 of the M5. The property can be found on the corner of Hurst Green Road and Roundhills Road identified by the agents for sale board.

### DESCRIPTION

Well presented, modern three bed home benefiting from off road parking to the rear. The accommodation briefly comprises, entrance hall, downstairs wc, lounge/dining room, fitted kitchen, three bedrooms, master with ensuite, bathroom, low maintenance rear garden and secure gated residents carpark. EPC rating: C

### Canopy storm porch with door to Entrance Hall

### Entrance Hall

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

### Downstairs WC

Front Facing - Having vinyl flooring and fitted with low flush WC, hand basin, single panel radiator and ceiling light point.

### Lounge/Diner 16' 5" max x 14' 5" average (5.00m x 4.39m)

Dual Aspect - Having two single panel radiators, two ceiling light points, large understairs store, and UPVC double doors to rear garden.

### Kitchen 10' 0" x 8' 2" (3.05m x 2.49m)

Rear Facing - Having vinyl flooring and fitted with range of wall and base units with heat resistant work surfaces over, courtesy tiling, inset stainless steel sink, built in electric oven with gas hob over and cooker hood above, plumbing for washing machine, space for fridge freezer, single panel radiator, concealed wall mounted gas central heating boiler, recessed ceiling lights and part glazed door to garden.

### First Floor Landing

Front Facing - Having doors to bedrooms and bathroom, single panel radiator, airing cupboard housing hot water cylinder, ceiling light point and access to loft.

### Master Bedroom 9' 3" x 8' 3" (2.82m x 2.51m)

Rear Facing - Having fitted double wardrobes, single panel radiator, ceiling light point and door to ensuite shower room.



### En-suite Shower Room

Having vinyl flooring and fitted with white suite comprising, low flush WC, pedestal wash hand basin, shower cubicle with mixer shower, single panel radiator and ceiling light point.

### Bedroom Two 9' 5" x 8' 6" (2.87m x 2.59m)

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

### Bedroom Three 8' 8" minimum x 6' 0" (2.64m x 1.83m)

Front Facing - Having built in wardrobe, single panel radiator and ceiling light point.

### Bathroom 7' 3" x 6' 2" (2.21m x 1.88m)

Front Facing - Having vinyl flooring, part tiling to walls and fitted with white suite comprising paneled bath with shower tap, low flush WC, pedestal wash hand basin, single panel radiator, ceiling light point and extractor.

### Front Garden

Set back behind feature fence with gate having graveled frontage.

### Rear Garden

Small Low maintenance rear garden with southerly aspect, having a mixture of paving and slate chippings and gate to secure residents parking beyond having electric gate, with one allocated parking space.

### Car Park

A fee is payable for the maintenance of the car park and electric gate.

### 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.

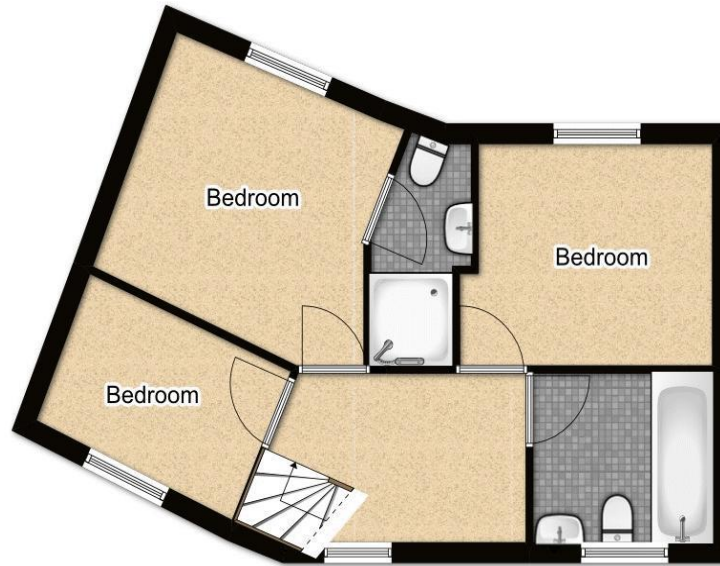
### Tenure

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.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any interested party.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>		

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](mailto:sales@humberstoneshomes.co.uk)



