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homes

4 LAVINIA ROAD, LAPAL, HALESOWEN, WEST MIDLANDS, B62 0BA
£400,000





LOCATION

The property occupies a superb position within this sought after cul-de-sac location within the very popular Lapal part of Halesowen and is handy for local amenities, facilities and schools, whilst the M5 Motorway (J3) is just a short distance away enabling commuting to the surrounding area. The property can be located turning off Carters Lane into Manor Abbey Road, turn left into Longlands Road, and right into Lavinia Road where the property is situated towards the top of the cul-de-sac on the left hand side as indicated via the agents for sale board.

DESCRIPTION

An opportunity to acquire this stunning, very spacious, considerably improved and extended 4 bedroom semi detached family home occupying a pleasant cul-de-sac position within the popular, sought after Lapal area of Halesowen, providing distant views towards Clent Hills and surrounding countryside, set back behind a drive providing off road parking, and leading to the superb accommodation :- On the ground floor is a porch, entrance hall, spacious extended lounge, separate dining room, study, extended and re-fitted breakfast kitchen, utility and downstairs shower room. First floor provides 4 good sized double bedrooms and dressing room, re-fitted bathroom. Outside is a garage and superb, pleasant rear garden extending to the side. Double glazed and gas radiator heating. EPC rating C.

Porch

Single glazed front door leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, understair storage cupboard, and doors off to :-

Extended Lounge 16' 10" x 13' 0" (5.13m x 3.96m)

Under floor heating, double glazed picture windows to the rear, double glazed door to the rear garden and opening through to :-

Study 9' 10" x 6' 11" (2.99m x 2.11m)

Double glazed window to the rear, radiator, fitted bookcase and return door to the hall.

Dining Room 13' 5"(into bay) x 11' 8"(max) (4.09m x 3.55m)

Double glazed bay window to the front, radiator and dado rail.

Extended and Re-Fitted Breakfast Kitchen 18' 8"(max) x 10' 0"(max) (5.69m x 3.05m)

Double glazed picture window to the rear, radiator, fine range of base and wall mounted units, work surface areas, cooker hood, integrated dishwasher and microwave, twin bowl sink with mixer tap and waste disposal unit, built in wine rack. Double glazed door to the rear garden.

Utility 8' 2" x 5' 6" (2.49m x 1.68m)

Double glazed door to the side, sink with cupboard below, work surface area, wall cupboards, and door to :-

Downstairs Shower Room 8' 0" x 5' 5" (2.44m x 1.65m)

Heated towel rail, low level flush wc, wash hand basin, shower and tiling to the walls.



First Floor Landing

Doors off to :-

Bedroom One 14' 2"(into bay) x 11' 2"(to back of wardrobe) (4.31m x 3.40m)

Double glazed bay window to the front, providing delightful distant views to countryside, radiator and fitted wardrobes with hanging rail and storage.

Bedroom Two 15' 0" x 9' 11" (4.57m x 3.02m)

Double glazed window to the side, radiator, double glazed window and door to :-

Balcony

Delightful views over garden and further towards Clent Hills.

Bedroom Three 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window to the rear with pleasant outlook, fitted wardrobes and radiator.

Bedroom Four 10' 5"(max) x 9' 10"(max) (3.17m x 2.99m)

Double glazed window to the front providing pleasant outlook, radiator, double glazed window to the side, fitted wardrobe and archway leads through to :-

Dressing Room/Study 9' 0"(max) x 6' 6" (2.74m x 1.98m)

Double glazed window to the front, radiator, loft access, and built in storage cupboard

Re-Fitted Bathroom 7' 6" x 5' 7" (2.28m x 1.70m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, low level flush wc, wash handbasin, and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 17' 7" x 10' 0" (5.36m x 3.05m)

Electric up/over door, central heating boiler, and door to Hall.

Rear Garden

Superb feature of the property offering pleasant good sized rear garden with garden extending to the side with patio, lawn area, pathway, garden shed and side access gate.

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.



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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