



humberstones
homes

16 CULMORE ROAD, HALESOWEN, WEST MIDLANDS, B62 9HP
£335,000





LOCATION

The property occupies a pleasant position within this popular location, and is handy for local shopping facilities, amenities, and schools, whilst Rowley Regis train station is just a short distance away which enables commuting into Birmingham City Centre. M5 Motorway (J2) provides access to the surrounding area. The property can be located turning off Fairfield Road into Culmore Road and is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is an extremely spacious, and very well presented, 3 bedroomed extended detached family home occupying a pleasant position within this popular location, set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, extended and re-fitted kitchen, utility (with downstairs wc off). First floor provides 3 EXCELLENT DOUBLE BEDROOMS, study and spacious re-fitted bathroom. Outside is a garage and delightful, large rear garden. Double glazed and gas radiator heating. EPC rating D.

Porch

Single glazed front door leads to :-

Entrance Hall

Radiator, staircase rising to the First Floor, useful understair storage cupboard,

Lounge 15' 0" (into bay) x 11' 10" (4.57m x 3.60m)

Double glazed bay window to the front, radiator, picture rail and attractive feature fire surround.

Dining Room 12' 4" x 11' 10" (3.76m x 3.60m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator, feature fire surround with tiled hearth and inset, picture rail, and double glazed double opening doors onto the rear garden.

Extended Re-Fitted Kitchen 13' 10" x 6' 11" (4.21m x 2.11m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, integral fridge and dishwasher, complimentary tiling to the walls, and door leads through to :-

Utility 18' 5" (max into recess) x 7' 1" (max) (5.61m x 2.16m)

Double glazed window to the rear, radiator, sink, work surface area, 1 x base unit, central heating boiler, double glazed door to the rear garden, door to Garage and further door leads to :-

Downstairs WC

Double glazed window to the rear, heated towel rail, low level flush wc, wash handbasin, and complimentary tiling to the walls.



First Floor Landing

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

Bedroom One 15' 5" (into bay) x 11' 10" (to back of wardrobe) (4.70m x 3.60m)

Double glazed bay window to the front, radiator, picture rail, and fitted wardrobes with hanging rail and storage.

Bedroom Two 12' 0" x 11' 10" (3.65m x 3.60m)

Double glazed window to the rear, radiator and picture rail.

Bedroom Three 15' 0" x 8' 2" (4.57m x 2.49m)

Double glazed window to the front, picture rail and radiator.

Study 6' 11" x 5' 7" (2.11m x 1.70m)

Double glazed window to the rear. Radiator.

Bathroom 8' 6" x 7' 2" (2.59m x 2.18m)

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

Front

Drive providing off road parking and foregarden.

Garage 20' 1" x 8' 4" (6.12m x 2.54m)

Double opening doors to the front, and door to Utility.

Rear Garden

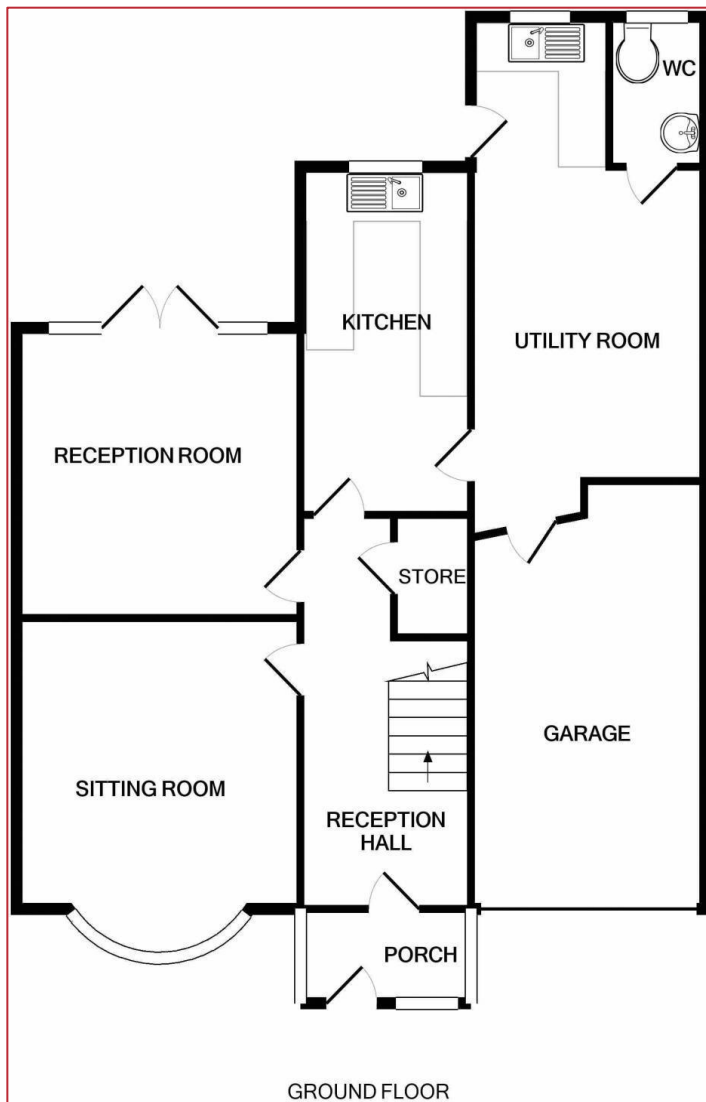
Superb feature of the property, offering large and pleasant rear garden comprising :- Patio, shaped lawn, shrub border, pathway, ornamental garden pond, and further garden area beyond.

Tenure

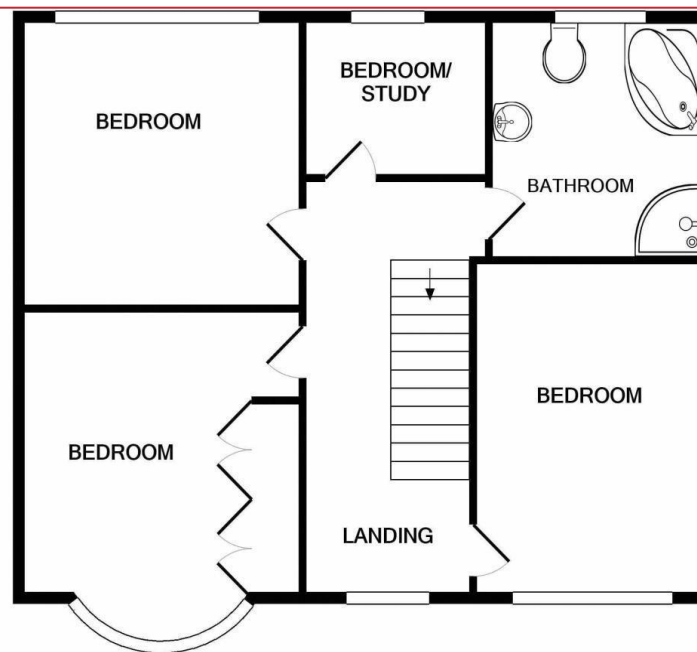
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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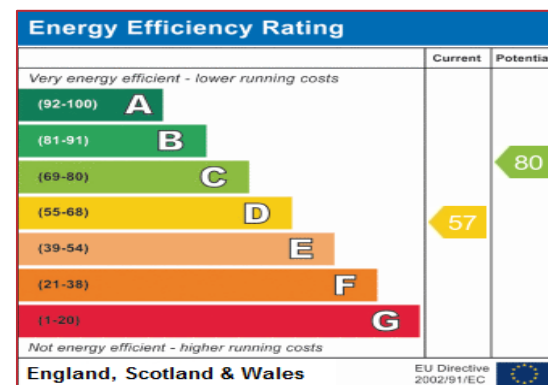


GROUND FLOOR



1ST FLOOR

CULMORE RD, B62 9HP
Measurements are approximate. Not to scale. Illustrative purposes only
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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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