



16 MERRIVALE ROAD, HURST ROAD, HALESOWEN, WEST MIDLANDS, B62 9RN

£305,000

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LOCATION

The property occupies a prominent corner position within this popular, sought after location, and is handy for local amenities, facilities and schools, whilst the local major road network enables commuting to M5 motorway and further to the surrounding areas. The property can be located turning off Hurst Green Road into Roundhills Road, turn right into Merrivale Road where the property is situated a distance along on the left hand side on the corner of Hillbrow Crescent as indicated via the agents for sale board.

DESCRIPTION

This is a spacious, very well presented 3 bedroom detached family home occupying a pleasant corner position within this popular location, requiring internal inspection and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, delightful lounge, separate dining room, fitted kitchen (with integral oven/hob and integrated fridge and freezer), utility/downstairs WC. First floor provides 3 good sized bedrooms and re-fitted shower room. Outside are pleasant gardens, a drive providing off road parking and DOUBLE garage. DG & GCH. EPC rating D.

Porch

Single glazed front door with side single glazed panel leading through to :-

Entrance Hall

Staircase rising to the first floor, radiator, and useful understair storage cupboard.

Lounge 17' 11"(max) x 13' 6"(into bay) (5.46m x 4.11m)

Double glazed window to the front, double glazed bay window to the side, radiator, and coving

Dining/Sitting Room 19' 3"(max) x 8' 11"(max) (5.86m x 2.72m)

2 Radiators, coving, double glazed double opening doors onto the rear garden, and archway leads through to :-

Fitted Kitchen 12' 0" x 8' 6" (3.65m x 2.59m)

Double glazed window to the front, range of base and wall mounted units, work surface areas, single drainer sink with ornate mixer tap, integral oven, 4 ring gas hob, integral fridge and freezer, complimentary tiling to the walls, and door leads to :-

Utility/Downstairs WC 8' 9" x 6' 5" (2.66m x 1.95m)

Double glazed window to the side, radiator, base and wall mounted units, work surface area, central heating boiler, plumbing for automatic washing machine, low level flush WC, and double glazed door to the rear garden.

First Floor Landing

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

Bedroom One 18' 0"(max) x 11' 11"(max) (5.48m x 3.63m)

Double glazed window to the front, and double glazed window to the side, radiator, and range of fitted furniture with wardrobes having hanging rail/storage, and fitted dresser unit with drawers.

Bedroom Two 12' 0" x 10' 5" (3.65m x 3.17m)

Double glazed window to the front, and radiator.

Bedroom Three 12' 0" x 7' 3" (3.65m x 2.21m)

Double glazed window to the side. Radiator.

Re-Fitted Shower Room 7' 1" x 6' 7" (2.16m x 2.01m)

Double glazed window to the front, heated towel rail, and suite comprising :- Low level flush WC, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Outside

Pleasant gardens with patio, stone chippings area, artificial lawn area, shrubbed borders, pathway, and rear access gate

Off Road Parking

Drive providing off road parking and leading to the Garage.

Double Garage 20' 2" x 15' 2" (6.14m x 4.62m)

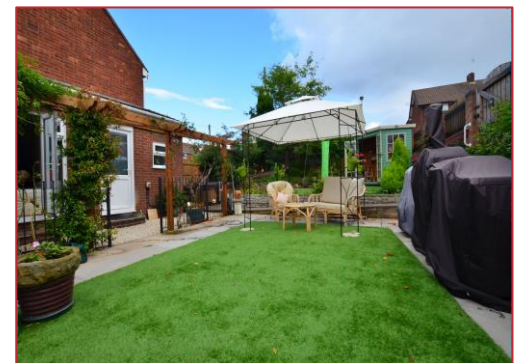
Electric roller shutter door, double glazed window to the side, and inspection pit.

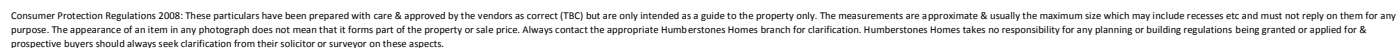
Property Related Services

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.

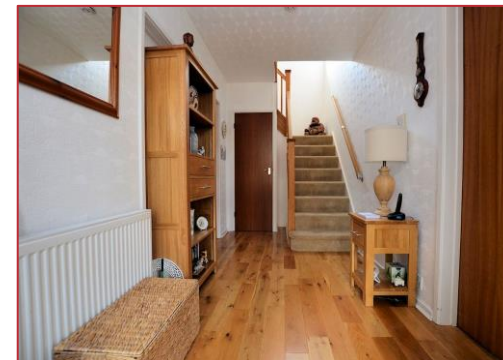
Tenure

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.






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D	58	65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(50-64) D			
(39-54) E	51	58	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

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