



humberstones
homes

34 MIDDLEFIELD AVENUE, HALESOWEN, WEST MIDLANDS, B62 9QL
£245,000





LOCATION

Middlefield Avenue is a popular residential cul-de-sac which can be found in the sought after Hurst Green area of Halesowen. It lies close to the borders of Oldbury & Quinton with excellent access to local schools and amenities, including bus routes into Birmingham, motorway access at junctions 2 & 3 of the M5, with Rowley Regis Train Station around a mile away, plus shops and businesses on Hagley Road West & Halesowen Road including an Asda Superstore. The property can be located turning off Hurst Green Road into Middlefield Avenue, where the property is situated on the right hand side.

DESCRIPTION

Much improved generously proportioned semi detached family home situated in sought after cul-de-sac within the the popular Hurst Green Area. Set back behind a large block paved driveway providing off road parking and access to the side garage. Internally there is an entrance hall, cosy lounge and delightful kitchen diner which has just been refitted. In addition there is a very useful downstairs wc and access to garage and rear garden. At first floor level there is a landing, three good sized bedrooms, two of which are doubles all having the benefit of fitted wardrobes, and served by a shower room. Externally to the rear there is a low maintenance enclosed garden with good sized patio area having sunny aspect. The property benefits for majority UPVC double glazing and gas central heating (combi boiler). EPC Rating D.

Entrance Hall

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

Lounge 17' 9" x 10' 5" (5.41m x 3.17m)

Front Facing - Having feature fire surround with electric fire, two double panel radiators and ceiling light point.

Kitchen/Diner 19' 11"max x 10' 9"min (6.07m x 3.27m)

Rear Facing - Refitted with a range of wall and base units with work surfaces over, inset sink, built in electric double oven with gas hob over and chimney canopy above, integrated dishwasher, space for fridge freezer, island with breakfast bar, column radiator, laminate flooring, ceiling light point, recessed ceiling lights and door to rear passage.

Rear Passage

Access to downstairs wc, garage & rear garden.

Downstairs WC

Side Facing - Having low level wc, sink, tiled walls, laminate flooring, single panel radiator and ceiling light point.

First Floor Landing

Side Facing - Doors to bedrooms and shower room, ceiling light point and airing cupboard housing combination gas central heating boiler.

Bedroom One 15' 8" x 9' 9" (4.77m x 2.97m)

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

Bedroom Two 12' 5" x 11' 0" (3.78m x 3.35m)

Rear Facing - Having built in wardrobes, single panel radiator and ceiling light point.

Bedroom Three 12' 2"max x 7' 7"max (3.71m x 2.31m)

Front Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Shower Room

Rear Facing - Fitted with corner shower cubicle with mixer shower, wash hand basin, low level wc, tiled floor and walls, heated towel rail and ceiling light point.

Frontage

Large Block Paved driveway providing plenty of off road parking and access to garage.

Garage 16' 4" x 8' 0" (4.97m x 2.44m)

Having up and over door, power and light with fitted wall and base units.

Rear Garden

Low maintenance enclosed rear garden with paved patio area and sunny aspect.

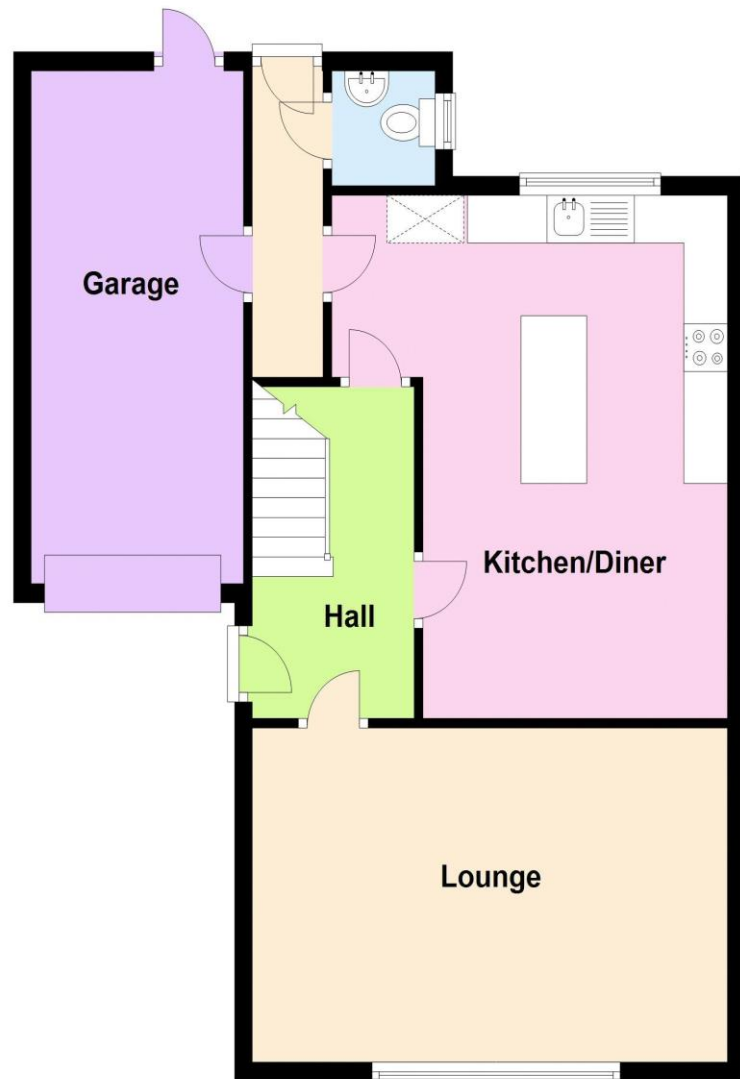
Tenure

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.

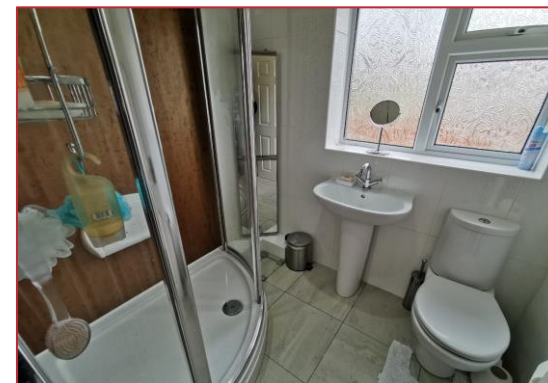
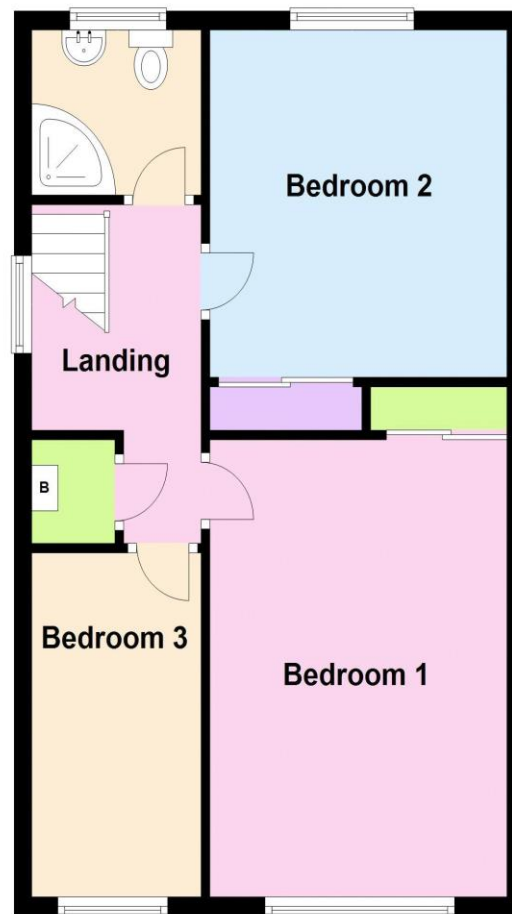
Property Related Services

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Ground Floor



First Floor



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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