



humberstones
homes

10 WINDSOR ROAD, HALESOWEN, WEST MIDLANDS, B63 4BE
£190,000





LOCATION

The property is situated in the residential area of Halesowen giving access to local shops and businesses on Stourbridge Road and close to Halesowen Town Centre, bus routes into Birmingham City Centre and motorway access at junction 3 of the M5. The property can be found by leaving Halesowen and bearing west along the A458 Stourbridge Road for some distance. At the crossroads/traffic lights with Tesco Express turn left into Alexandra Road then take the third left into Windsor Road where the property can be found on the left hand side as indicated by the agent's For Sale board.

DESCRIPTION

Detached period style property which is in need of modernisation. This has been split into two, and forms one two bed and one three bed property and has replacement upvc double glazing. It is a great investment opportunity and offers development potential as two separate homes or conversion back into one. Flat One is over three floors and comprises on the ground floor of entrance hall, access to cellar, lounge and kitchen. At first floor level there is a bedroom and bathroom and two further bedrooms on the second floor. It is fitted with gas central heating where stated. Flat Two is over two floors and briefly comprises on the ground floor of entrance hall, kitchen/diner and lounge. At first floor level there are two bedrooms, bathroom. It is fitted with electric heating where stated. Externally there is off road parking, outbuildings and garden area shared by both properties. EPC Ratings: E & G.

FLAT ONE - Part glazed upvc door leads to Entrance Hall

Having stairs to first floor landing, single panel radiator, doors to lounge, kitchen, pantry store and cellar.

Kitchen 10' 9"max x 5' 5"max (3.27m x 1.65m)

Side Facing - Having wall and base units, sink, wall mounted gas central heating boiler, single panel radiator and ceiling light point.

Lounge 16' 0"max x 10' 0"max (4.87m x 3.05m)

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

First Floor Landing

Side Facing - Having single panel radiator, doors to bedrooms and bathroom and two ceiling light points.

Bedroom 13' 11"max x 9' 1"min (4.24m x 2.77m)

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

Bathroom 9' 5" x 4' 5" (2.87m x 1.35m)

Side Facing - Having bath, wc, sink set into vanity unit and ceiling light point.

Second Floor Landing

Having ceiling light point, airing cupboard with hot water tank and doors to bedrooms.

Bedroom 15' 7"max x 13' 7"max (4.75m x 4.14m)

Side Facing - 'L' Shaped room, (8'11 min x 5'1 min). Restricted headroom in part, single panel radiator and ceiling light point.

Bedroom 13' 7"max x 8' 2"max (4.14m x 2.49m)

Rear Facing - Having restricted headroom in part, single panel radiator and wall light point.

FLAT TWO - Part glazed upvc door leads to Entrance Hall

Having electric storage heater, ceiling light point, stairs to first floor landing and door to kitchen/diner.

Kitchen/Diner 16' 9"max x 11' 10"max (5.10m x 3.60m)

Side Facing - 'L' Shaped (7'8 min x 4'7 min) Fitted with wall and base units, sink unit, electric storage heater, under stairs store, ceiling light point and doors to lounge and rear porch.

Lounge 15' 8" x 13' 7" (4.77m x 4.14m)

Side Facing - Having fire surround, two electric storage heaters and ceiling light point.

Utility Room

Having plumbing for washing machine and sink unit.

First Floor Landing

Having electric storage heater, ceiling light point and doors to bedrooms and bathroom.

Bedroom 13' 10" x 12' 11"max (4.21m x 3.93m)

Side Facing - Having fitted wardrobes and ceiling light point.

Bedroom 8' 11" x 7' 6" (2.72m x 2.28m)

Side Facing - Having airing cupboard with hot and cold water tanks and ceiling light point.

Bathroom 11' 9" x 4' 4" (3.58m x 1.32m)

Rear Facing - Having bath, wc and sink unit, ceiling light point and access to loft space.

External

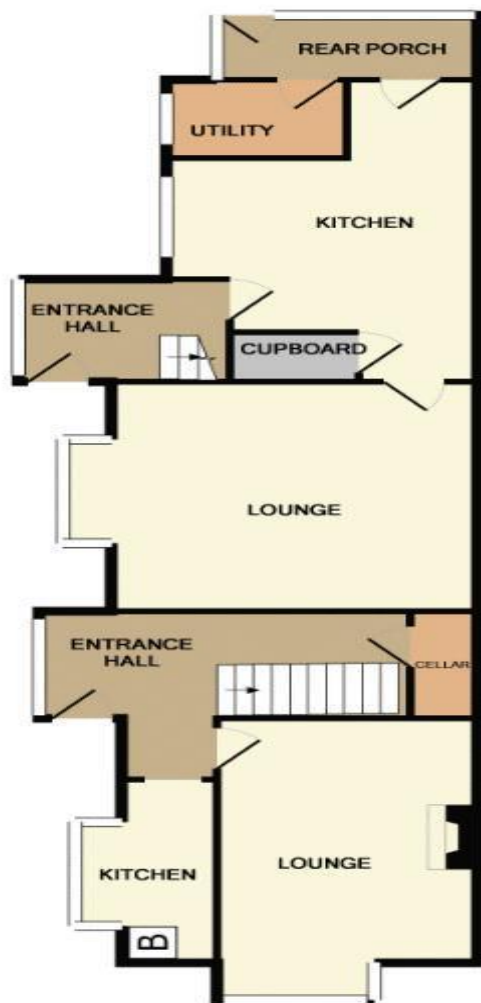
Set back from the road with small frontage and driveway to side with access to outbuildings and garden.

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

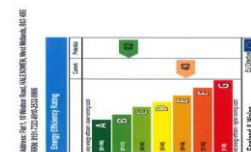


1ST FLOOR



2ND 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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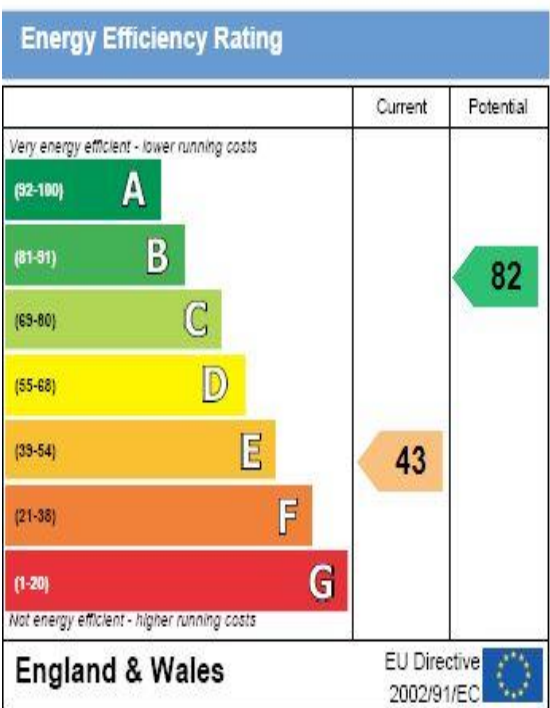
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