





LOCATION

The property occupies a pleasant cul-de-sac position upon this popular development and is handy for local shopping facilities and amenities, whilst Langley Green Train station is just a short distance away. The local major road network enables access to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Dog Kennel Lane into Starkie Drive, and take the third turning into Barratt Close where the property is situated a short distance along on the right hand side.

DESCRIPTION

This good sized semi detached home offers well planned living accommodation and is set within a popular cul-de-sac location, having a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge opening to dining area and leading through to Kitchen. First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. Double glazing and gas radiator heating. EPC rating TBC.

Entrance Hall

Radiator, staircase rising to the first floor, and door leads through to :-

Through Lounge/Dining Area 25' 7" (max overall)

Comprising :-

Lounge Area 14' 5" x 11' 2" (max) (4.39m x 3.40m)

Double glazed bow window to the front, radiator, fire surround and opening through to :-

Dining Area 14' 1" x 6' 11" (4.29m x 2.11m)

Double glazed window to the rear, radiator, understair storage cupboard and door leads to :-

Kitchen 10' 10" x 7' 3" (3.30m x 2.21m)

Double glazed window to the side, double glazed window to the rear, base units, work surface area, wall cupboards, single drainer sink with mixer tap, central heating boiler, and double glazed door to the rear garden.

First Floor Landing

Built in storage cupboard and doors off to all First Floor Accommodation.

Bedroom One 14' 5" (max) x 8' 6" (max) (4.39m x 2.59m)

Double glazed window to the rear. Radiator.

Bedroom Two 11' 6" x 8' 3" (3.50m x 2.51m)

Double glazed window to the front and radiator.

Bedroom Three 6' 11" x 5' 11" (2.11m x 1.80m)

Double glazed window to the front. Radiator.

Bathroom 8' 2" x 5' 0" (2.49m x 1.52m)

Double glazed window to the side, radiator, and suite comprising :- Bath with shower over, wc, and wash handbasin.

Outside

Front

Drive providing off road parking, and pathway leads to the accommodation.

Rear Garden

With patio and lawn area.

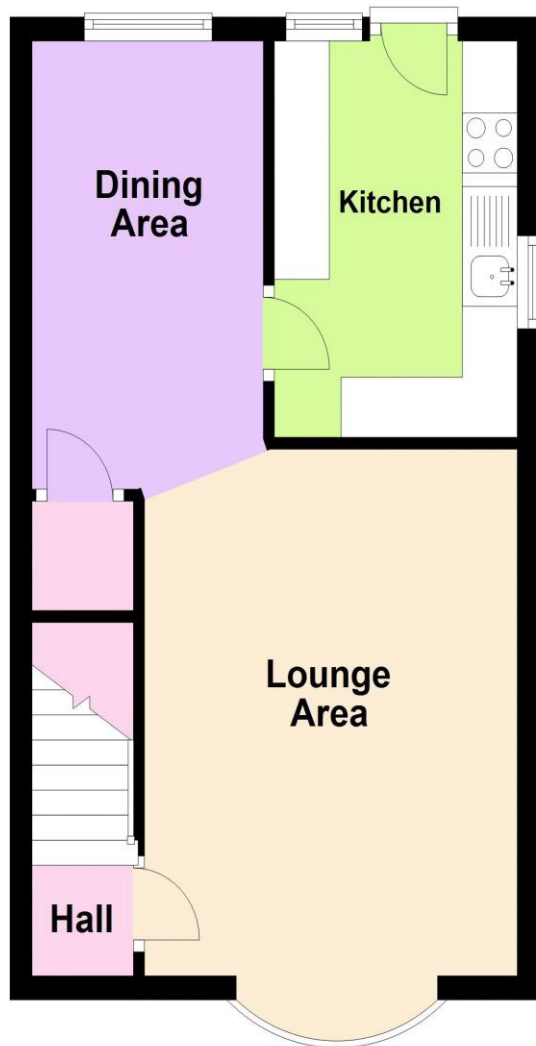
Property Related Services

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.

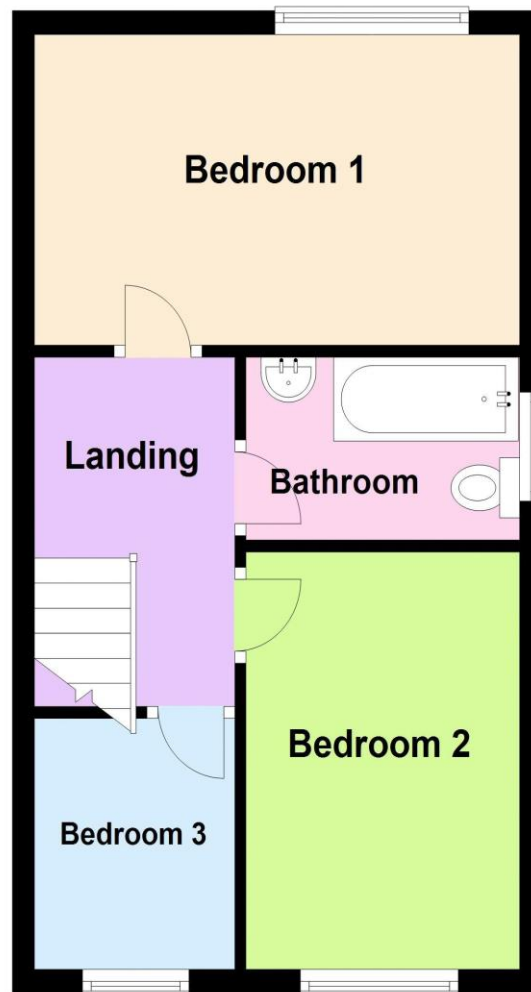
Tenure

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.

Ground Floor



First Floor



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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