



26 OWENS WAY, CRADLEY HEATH, WEST MIDLANDS, B64 6SE

£240,000

humberstones
homes

LOCATION

Owens Way can be found in the residential area of Cradley Heath close to it's borders with Halesowen giving excellent access to local railway stations (Old Hill 0.9 miles), bus routes & a large Sainsbury's store close by. Junctions 2 & 3 of the M5 are also in reach. The property itself can be located by turning off the A4100 into Holly Road, right into Waterfall Lane, right into Higgs Field Lane then left into Owens Way where the property can be found on the left hand side as indicated by the agent's For Sale board.

DESCRIPTION

Superbly presented extended detached family home which has been greatly improved by the current owners and occupies a quiet cul-de-sac location. The accommodation briefly comprises on the ground floor of entrance hall, downstairs wc, lounge, refitted breakfast kitchen and separate dining room. At first floor level there is a landing, three bedrooms and refitted bathroom. Externally to the front there is a driveway providing off road parking and low maintenance garden, with access to landscaped rear garden with sunny aspect. The property benefits from gas central heating and upvc double glazing. EPC Rating: D

Part glazed upvc door leads to Entrance Hall

Entrance Hall

Having single panel radiator, stairs to first floor landing, under stairs store, recessed ceiling lights, doors to lounge, kitchen and downstairs wc.

Downstairs WC

Front Facing - Having low level wc, sink unit, single panel radiator and ceiling light point.

Lounge 14' 4" max x 10' 8" (4.37m x 3.25m)

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

Breakfast Kitchen 25' 4" x 7' 9" (7.72m x 2.36m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, electric induction hob with cooker hood over, built in electric oven and microwave, integrated dishwasher, fridge freezer and tumble dryer, plumbing for washing machine, designer radiator, concealed wall mounted gas central heating boiler, three ceiling light points, french doors opening out to rear garden and doors to rear and dining room.

Dining Room 13' 8" x 6' 10" max (4.16m x 2.08m)

Front Facing - Formerly the garage this is currently used as a bedroom but can serve a number of purposes including a dining room. Having, single panel radiator and recessed ceiling lights.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft space and airing cupboard housing hot water tank.

Bedroom One 10' 6" x 10' 2" (3.20m x 3.10m)

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

Bedroom Two 10' 2" x 9' 8" (3.10m x 2.94m)

Front Facing - Having single panel radiator and ceiling light.

Bedroom Three 7' 3" x 6' 8" (2.21m x 2.03m)

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

Bathroom

Front Facing - Having suite comprising, paneled bath with screen and electric shower over, low level wc, pedestal wash hand basin, tiled walls, heated towel rail and ceiling light point.

Front Garden

Having driveway providing off road parking, low maintenance garden and access to rear garden.

Rear Garden

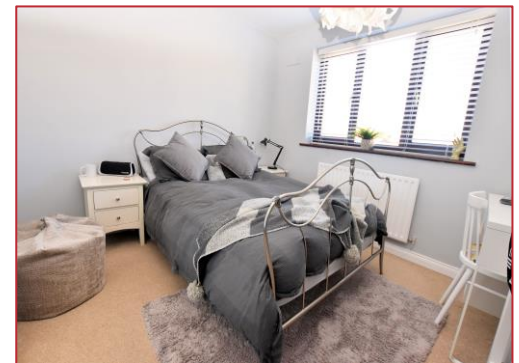
Enclosed landscaped low maintenance garden with southerly aspect patio and borders.

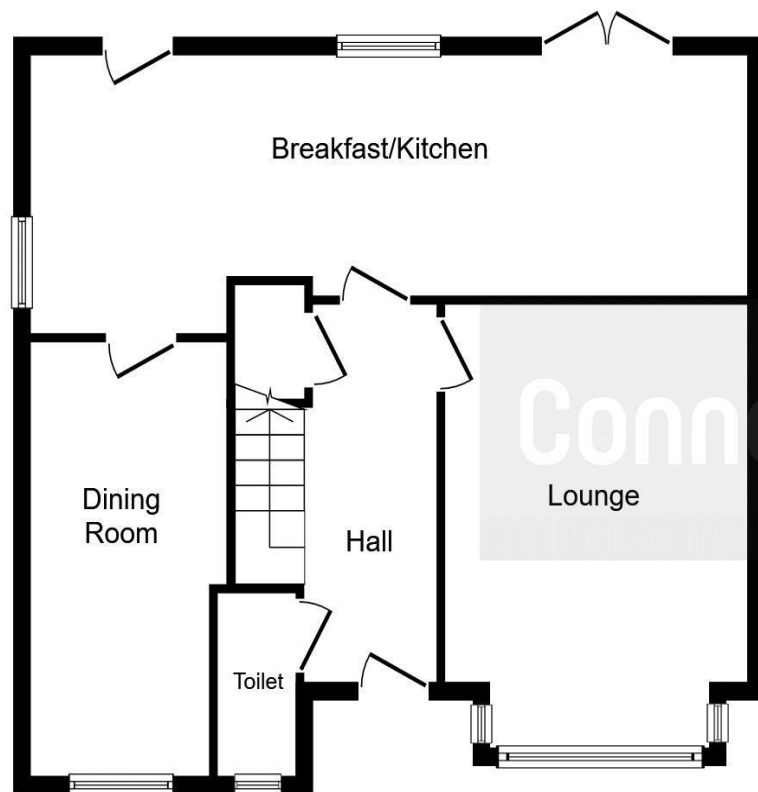
Tenure

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.

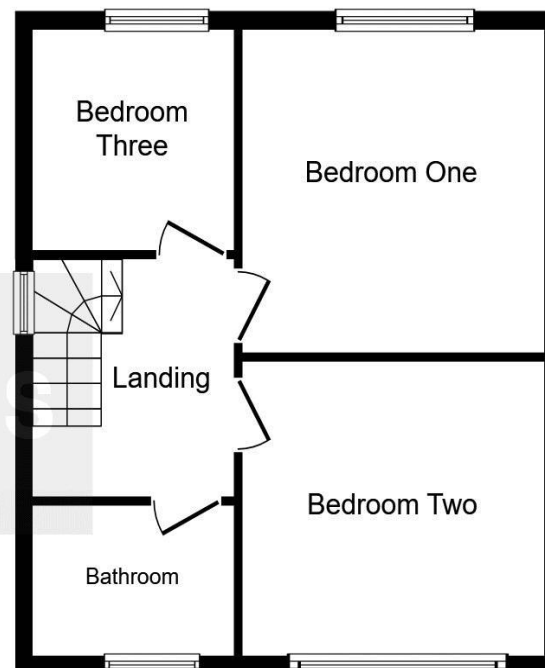
Property Related Services

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.

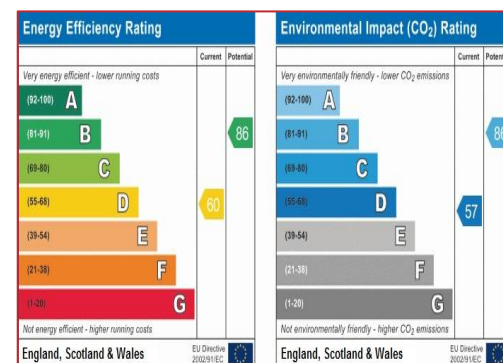




Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – quinton@humberstoneshomes.co.uk

