



humberstones
homes

90 NIMMINGS ROAD, HALESOWEN, WEST MIDLANDS, B62 9JH
£160,000





LOCATION

Well positioned for local shopping facilities and schools, whilst the local major road network enables access to the M5 motorway (J2), bus routes into the City Centre and Rowley Regis train station is around half a mile away. The property can be found by turning off Halesowen Road into Long Lane and at the island take the second exit into Nimmings Road, where the house is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Well presented mid terrace home with driveway to front and garage to rear, which has just been redecorated throughout and has no upward chain. The accommodation briefly comprises on the ground floor of an entrance hall, lounge and good sized kitchen diner opening out to rear garden. On the first floor is a landing three bedrooms and bathroom. Externally to the rear there is an enclosed garden with sunny aspect and access to the garage. The property benefits upvc double glazing and gas central heating (combi boiler). EPC Rating: C

Part glazed upvc door to Entrance Hall

Entrance Hall

Having stairs to first floor landing, single panel radiator, ceiling light point and door to lounge.

Lounge 18' 6" x 10' 8" (5.63m x 3.25m)

Front Facing - Having feature fire surround with electric fire, double panel radiator, ceiling light point and door to kitchen/diner.

Kitchen/Diner 14' 0" x 12' 6" (4.26m x 3.81m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine, vinyl flooring, double panel radiator, under stairs store, two ceiling light points and door to rear garden.

First Floor Landing

Having airing cupboard housing wall mounted combination gas central heating boiler, access to loft space, ceiling light point and doors to bedrooms and bathroom.

Bedroom One 14' 4" x 9' 0" (4.37m x 2.74m)

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

Bedroom Two 13' 2" x 7' 10" (4.01m x 2.39m)

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

Bedroom Three 6' 11"min x 5' 9"min (2.11m x 1.75m)

Having single panel radiator, cupboard and ceiling light point.

Bathroom

Rear Facing - Fitted with suite comprising, paneled bath with electric shower over, low level wc, pedestal wash hand basin, vinyl flooring, single panel radiator, part tiling to walls and ceiling light point.

Frontage

Having off road parking to front

Rear Garden

Enclosed garden having paved patio area the remainder being predominantly laid to lawn, with door to garage located in separate block.

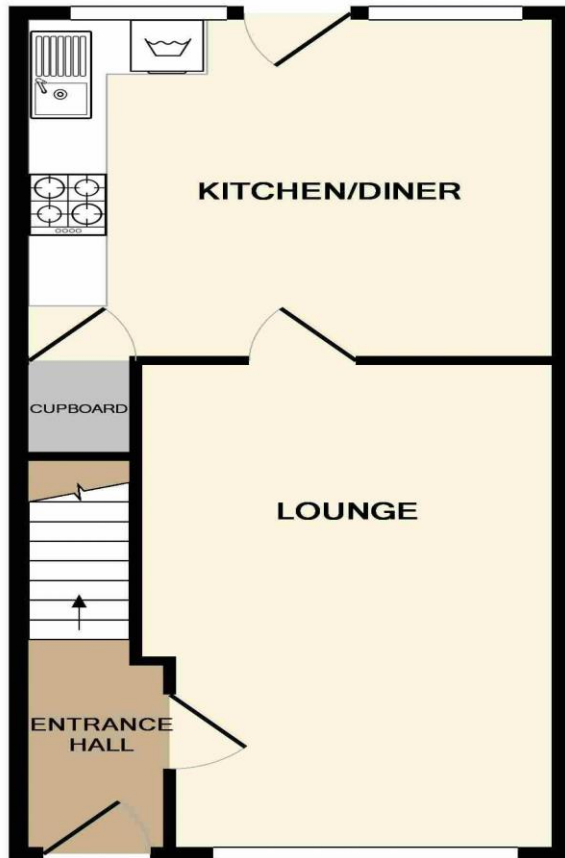
Tenure

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.

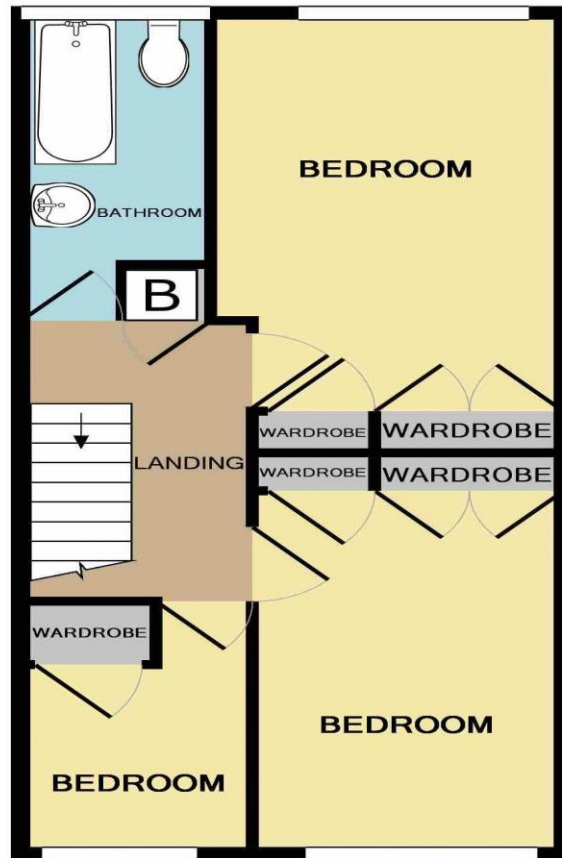
Property Related Services

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

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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