



humberstones
homes



17 HALESOWEN ROAD, HALESOWEN, WEST MIDLANDS, B62 9AA

£330,000





THE PROPERTY

THIS PROPERTY CERTAINLY DELIVERS THE WOW FACTOR!!!!. HUGE GARDEN/LAND AT THE REAR, MUST BE SEEN TO BE BELIEVED!!!!. Offered for sale is a great sized 3 bedroomed semi detached family home which has been much extended to BOTH ground and first floor to provide 3 BIG DOUBLE BEDROOMS. Situated within this popular part of Halesowen, having the benefit of many shops, amenities, schools and bus routes close by. Birmingham City Centre, Blackheath Town Centre and M5 Motorway (J3) are all easily accessible. The property is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch which leads directly through to Entrance hall with stairs rising to the First Floor. There is a really spacious through lounge opening through to dining area, the conservatory at the rear offers useful space and provides access to the rear garden and the fitted kitchen has base and wall units, work surface area and integrated oven/hob. First Floor has 3 large double bedrooms and super re-fitted bathroom having wash handbasin, wc, bath and separate shower cubicle. Outside to the rear is a TRULY OUTSTANDING FEATURE OF THE PROPERTY, Firstly the rear garden offers a patio leading down to lovely lawn, and at the rear of the garden is the REAL HIDDEN GEM. Extremely large garden/land (accessed via side drive as well) and providing lawn/garden areas, 2X GARAGES and additional garden/play area. According to Ofcom (the office of communications), standard, superfast and ultrafast broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> Council Tax Band C. EPC rating D.

Council Tax Band C

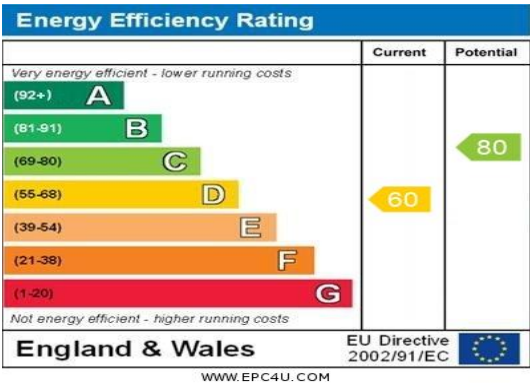
EPC Rating: D

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

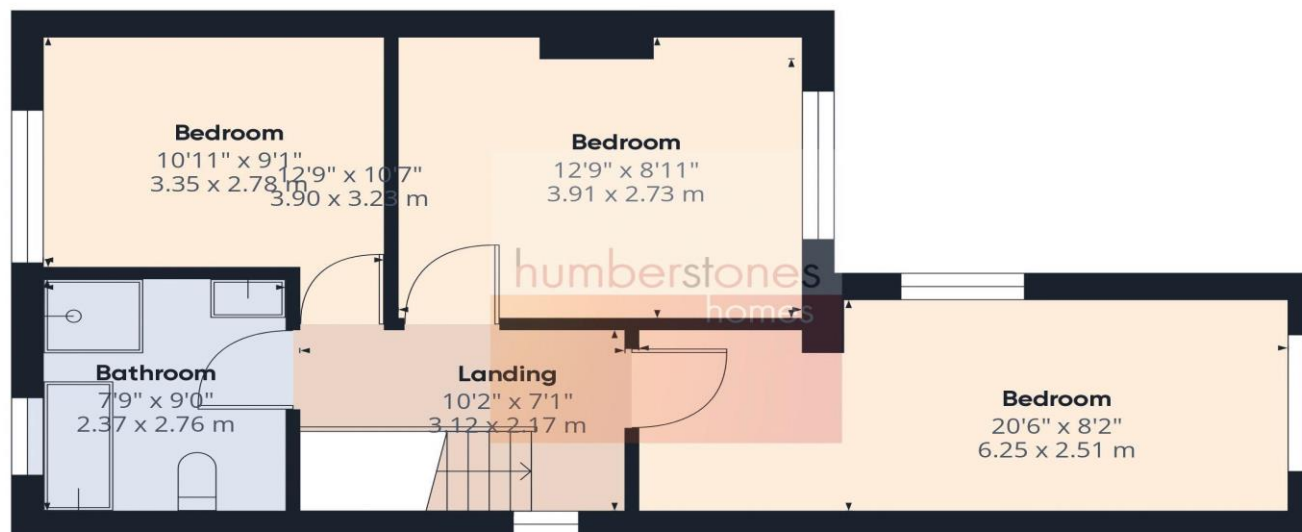
PROPERTY RELATED SERVICES

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 £240 per transaction.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1246.56 ft²

115.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 – sales@humberstoneshomes.co.uk

