



12 SPRINGFIELD ROAD, HALESOWEN, WEST MIDLANDS, B62 8JY

£315,000





THE PROPERTY

GREAT SIZED 3 BED SEMI DETACHED HOME WITH DOUBLE GARAGE AND HUGE POTENTIAL. Situated within this popular location, there are many shops available within nearby Blackheath Town Centre including large Sainsburys and Lidl stores. The property is also in the catchment area for good local schools. Birmingham City Centre and M5 Motorway (J3) are 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 into entrance hall having staircase rising to the First Floor. The spacious lounge has a bay window to the front and double doors open through to separate dining room, The kitchen has been extended and has base units, work surface area and integrated oven/hob. First Floor provides landing, 3 bedrooms and bathroom with wash handbasin, wc and bath. There are space saver stairs leading from the Landing to really useful and great sized boarded loft space which has a skylight to the rear. Outside is a large double garage, and leading from the Garage is a spacious Hobby Room/Garden room with access to the rear garden and wc off. The rear garden is a good size, again offering great potential with patio and lawn area. Majority double glazed and Gas central heating. 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 tbc.

Council Tax Band C

EPC Rating:

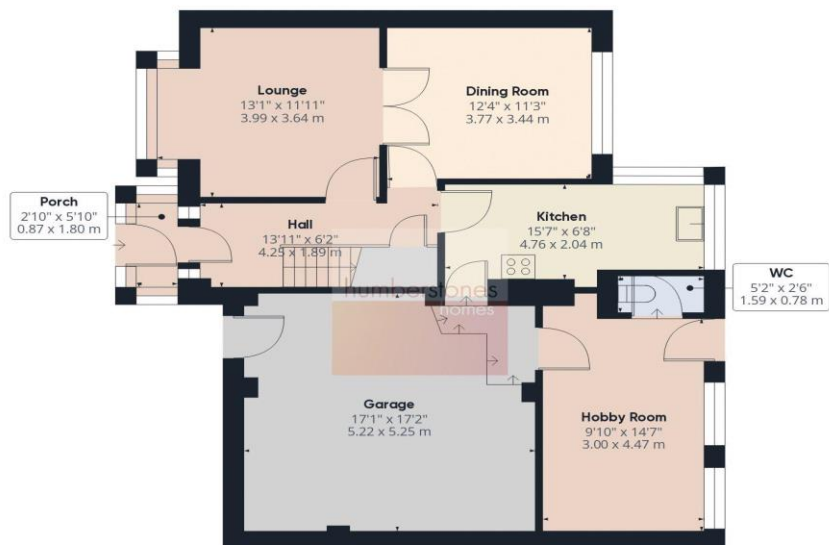
TITLE

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



Floor 2



Approximate total area⁽¹⁾

1535.03 ft²
142.61 m²

Reduced headroom

61.19 ft²
5.68 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

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