



humberstones
homes

85 HABBERLEY ROAD, ROWLEY REGIS, WEST MIDLANDS, B65 9QJ

£132,500





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local train station which enables commuting into Birmingham City Centre. Access to M5 motorway (j2) is just a short distance away enabling commuting to the surrounding areas. The property can be located turning off Oldbury Road into Britannia Road, turn right into Habberley Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is an improved 2 bedroomed mid terrace which is handy for local train station providing access into Birmingham City Centre, with off road parking and comprising the following accommodation :- On the ground floor is a spacious lounge, inner hall and kitchen. First floor provides 2 double bedrooms and bathroom. Outside is a good sized rear garden. DG & GCH. EPC rating D.

Lounge 15' 8" (max) x 11' 0" (4.77m x 3.35m)

Double glazed window to the front, radiator and door leads to :-

Rear Hall

Door to the rear garden, radiator, staircase rising to the first floor, understair storage cupboard and door leads to :-

Kitchen 8' 6" x 8' 5" (2.59m x 2.56m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls.

First Floor Landing

Loft access and doors off to all First Floor Accommodation

Bedroom One 14' 4" (plus storage cupboard) x 8' 7" (max) (4.37m x 2.61m)

Double glazed window to the rear, radiator and built in storage cupboard.

Bedroom Two 11' 4" (max) x 8' 7" (max) (3.45m x 2.61m)

Double glazed window to the front and radiator.

Bathroom 7' 4" (max) x 6' 1" (max) (2.23m x 1.85m)

Double glazed window to the front, heated towel rail and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, tiling to the walls, and built in storage cupboard housing central heating boiler.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Good sized rear garden with patio and lawn area.

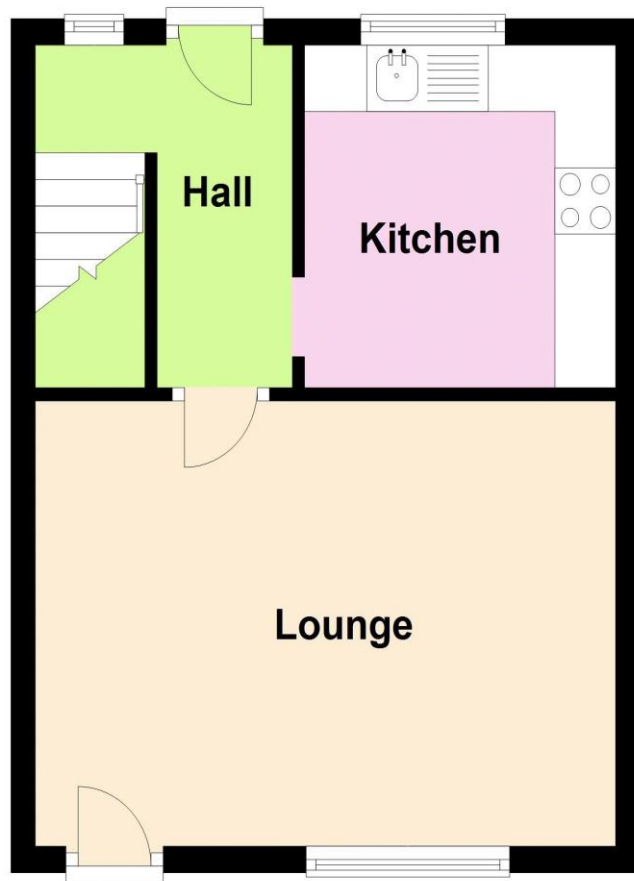
Property related services

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

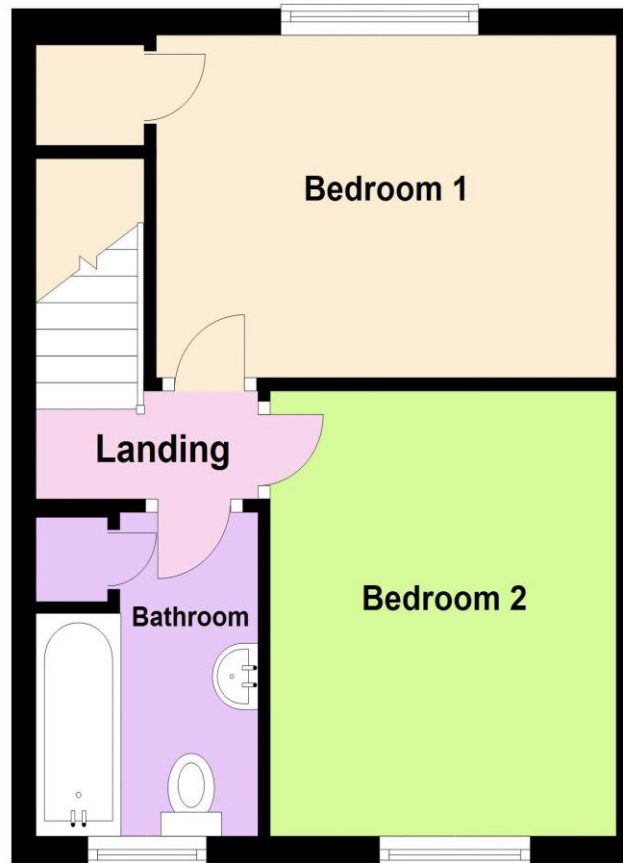
Tenure

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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