



**humberstones**  
homes

36 RATHBONE ROAD, BEARWOOD, WEST MIDLANDS, B67 5JG  
**£295,000**







#### LOCATION

The property occupies a pleasant corner position within the popular Bearwood location, and is close to Warley Woods/Golf Course, whilst Lightwoods Park is just a short distance away, and is handy for all local shopping facilities within Bearwood Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Abbey Road into Rathbone Road, and is then situated a short distance along on the left hand side on the corner of Rathbone Road and Hamilton Road as indicated via the agents for sale board.

#### DESCRIPTION

This is an extremely spacious 4 bedroomed end terrace home in the popular Bearwood location, close to Warley Woods, providing many character features including feature 'Minton' style tiled floor in Hall, and in more detail comprises the following accommodation :- On the ground floor is a porch, entrance hall (with feature 'Minton style tiled floor'), spacious lounge, separate dining room, breakfast kitchen, utility area and downstairs shower/wet room. First floor provides 3 bedrooms and re-fitted bathroom, and second floor offers Bedroom 4. Outside is a pleasant rear garden and there is a DOUBLE GARAGE at the rear of the garden. Double Glazed and Gas radiator heating. EPC rating D.

#### Porch

Front door leads to :-

#### Entrance Hall

Radiator, feature 'Minton' style tiled floor, staircase rising to the first floor, useful understair storage cupboard and doors off to :-

#### Lounge 14' 7" (into bay) x 12' 4" (max) (4.44m x 3.76m)

Double glazed bay window to the front, radiator, ornate coving, and traditional style tiled fireplace and hearth.

#### Dining Room 13' 0" x 12' 4" (max) (3.96m x 3.76m)

Double glazed window to the rear providing pleasant outlook over garden, radiator, ornate coving and feature fireplace.

#### Breakfast Kitchen 14' 7" (max) x 10' 0" (max) (4.44m x 3.05m)

Double glazed window to the side, radiator, base units, work surface area, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, central heating boiler, complimentary tiling to the walls, and door leads through to :-

#### Rear Lobby/Utility Area 8' 4" x 4' 10" (2.54m x 1.47m)

Double glazed door to the side providing access to the rear garden and further door to :-



#### Downstairs Shower/Wet Room 8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the rear and side, wash handbasin, low level flush wc, shower and complimentary tiling to the walls.

#### First Floor Landing

Double glazed window to the side, staircase rising to second floor/loft conversion and doors off to all First Floor Accommodation.

#### Bedroom One 15' 10" (max) x 14' 4" (into bay) (4.82m x 4.37m)

Double glazed bay window to the front, radiator and picture rail.

#### Bedroom Two 13' 0" x 10' 5" (to back of wardrobe) (3.96m x 3.17m)

Double glazed window to the rear, radiator, and fitted wardrobe with hanging rail, storage and shelving.

#### Bedroom Three 10' 0" (max) x 8' 3" (max) (3.05m x 2.51m)

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

#### Re-Fitted Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Double glazed window to the side, heated towel rail and attractive suite comprising :- Bath, wash handbasin, and wc.

#### Second Floor/Loft Conversion 12' 11" (plus window recess) x 12' 6" (plus recess) (3.93m x 3.81m)

Double glazed window to the side, skylight to front and rear, and built in storage cupboard.

#### Outside

##### Front

Foregarden and pathway leading to the accommodation.

#### Garden

Pleasant rear garden extending to the side offering lawn area, pathway, additional lawn, shrubbed border, pathway and double opening gates at the rear.

#### Double Garage 16' 4" x 15' 6" (4.97m x 4.72m)

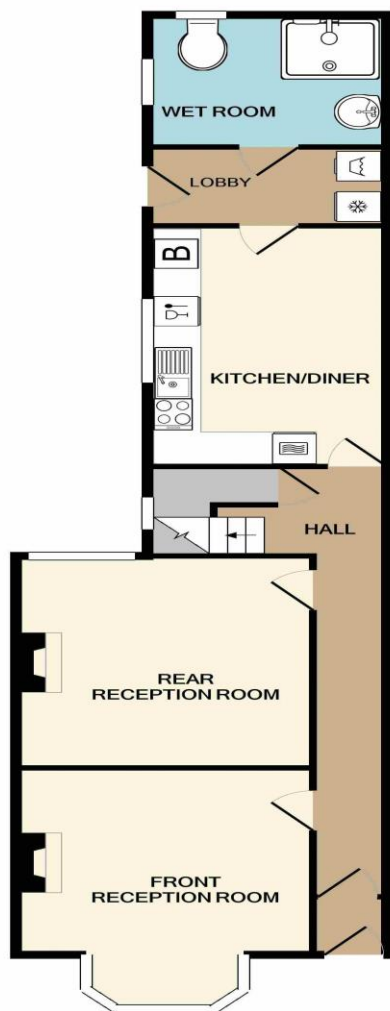
Up and over door, power and door to the rear garden.

#### 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

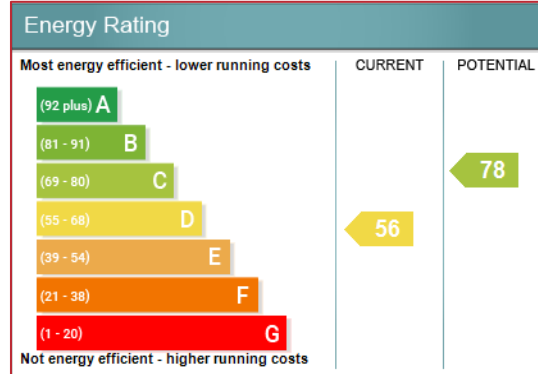
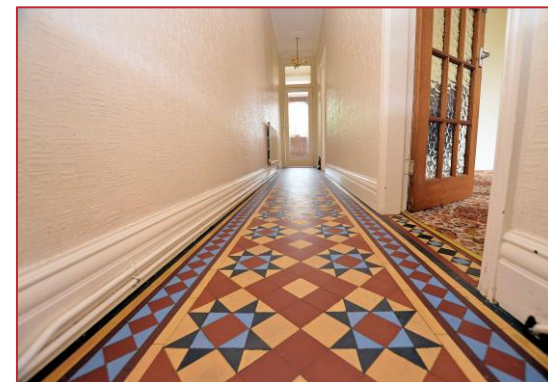


1ST FLOOR



2ND 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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