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homes

47 WEST PARK ROAD, SMETHWICK, WEST MIDLANDS, B67 7JH
£385,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood with views to West Smethwick Park, and is handy for local shopping facilities and schools. Galton Bridge and Rolfe Street train stations are just a short distance away which enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Holly Lane into West Park Road where the property is situated a distance along on the right hand side.

DESCRIPTION

This is an extremely spacious 4 bedroomed detached family home set within this popular neighbourhood having pleasant views from the front to West Smethwick Park. The property has majority double glazing, gas radiator heating and is set back behind a drive and carport and comprising the following accommodation:- On the ground floor is a porch, entrance hall, spacious lounge, conservatory, sitting room, dining room opening to fitted kitchen, side passage and downstairs bathroom. First floor provides 4 bedrooms, bathroom and separate WC. Outside is a garage and pleasant, good sized rear garden. Maj DG & GCH. EPC rating .

Porch

Front door leads to :-

Entrance Hall

Radiator, staircase rising to the first floor and doors off to:-

Sitting Room 15' 6"(into bay) x 12' 6"(max) (4.72m x 3.81m)

Double glazed bay window to the front with pleasant outlook to Park, radiator and coving.

Lounge 16' 0"(into door recess) x 12' 0"(max) (4.87m x 3.65m)

2 radiators, coving and double doors lead through to :-

Conservatory 12' 4"(max) x 11' 7"(max) (3.76m x 3.53m)

Double glazed windows looking over the rear garden, and double glazed, double opening doors onto the rear garden.

Fitted Dining Kitchen

Comprising :-

Dining Area 11' 6"(max) x 10' 11"(plus storage cupboard) (3.50m x 3.32m)

Double glazed window to the side, 2 radiators, useful walk in store/pantry and opening through to :-

Fitted Kitchen Area 9' 4" x 6' 5" (2.84m x 1.95m)

Single glazed window to side passage, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point with cooker hood above, integral dishwasher, complimentary tiling to the walls and door leads to :-

Side Passage/storage area

Window to the side, door to the rear garden, door to side carport, door to garage and further door leads through to :-

Downstairs Bathroom 11' 2" x 6' 10" (3.40m x 2.08m)

Single glazed window to the side, double glazed window to the rear, bath, wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

First Floor Landing

Radiator, loft access, built in storage cupboard, and doors off to all First Floor Accommodation.

Bedroom One 16' 5"(max) x 13' 2"(into bay) (5.00m x 4.01m)

Double glazed bay window to the front with pleasant outlook to Park, 2 radiators, additional double glazed window to the front.

Bedroom Two 13' 0"(max) x 12' 0"(max) (3.96m x 3.65m)

Double glazed window to the rear, radiator, picture rail.

Bedroom Three 11' 6" x 7' 9" (3.50m x 2.36m)

Double glazed window to the side and radiator.

Bedroom Four 9' 0" x 6' 0" (2.74m x 1.83m)

Double glazed window to the side and radiator.

Bathroom 8' 3"(max) x 6' 6"(max) (2.51m x 1.98m)

Double glazed window to the rear, radiator, bath with shower over, was handbasin, complimentary tiling to the walls, and storage cupboard housing the central heating boiler.

Separate WC

Double glazed window to the side and WC

Outside

Front

Drive providing off road parking, CARPORT and leading to the accommodation.

Garage 16' 7" x 9' 5" (5.05m x 2.87m)

Currently used as a gym

Rear Garden

Pleasant good sized rear garden with patio, shaped lawn, scrubbed border and further garden area at the rear.

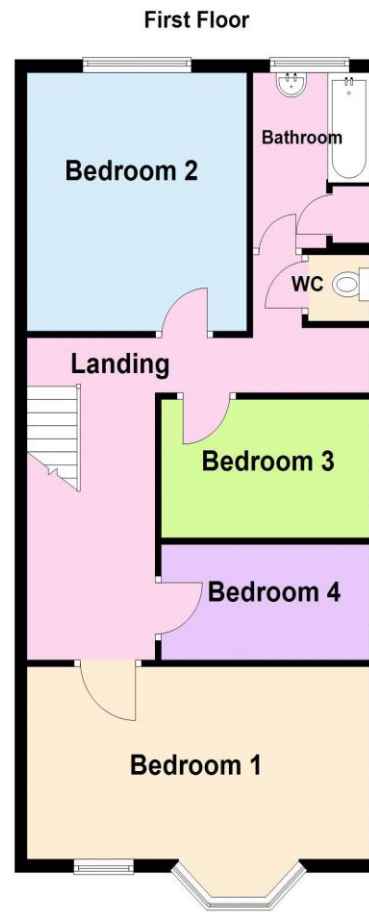
Tenure

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 o.n 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Scotland & Wales		England, Scotland & Wales	

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



