





LOCATION

The property occupies a pleasant position within this popular location and is handy for local shopping facilities, amenities, school and Brandhall Golf Course, and provides easy access onto Wolverhampton Road which enables commuting into Birmingham City Centre, M5 motorway (J2) and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Pound Road, and first left into Brook Road where the property is situated a distance along on the left hand side.

DESCRIPTION

This is a well presented, good sized 3 bedroomed end terrace home, set within this popular, convenient neighbourhood, having a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, dining kitchen and conservatory. First floor provides 3 bedrooms and shower room. Outside is garage and pleasant, low maintenance rear garden. Double glazed and gas radiator heating. EPC rating D.

Entrance Hall

Staircase rising to the first floor, understair storage cupboard, and doors off to :-

Lounge 13' 0" (max) x 12' 2" (3.96m x 3.71m)

Double glazed bow window to the front, radiator, and feature fire surround with hearth housing inset living flame fire.

Dining Kitchen 18' 6" (max) x 9' 10" (max) (5.63m x 2.99m)

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, dining area, and double opening doors lead through to :-

Conservatory 8' 10" x 8' 9" (2.69m x 2.66m)

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

First Floor Landing

Loft access, built in storage cupboard, additional built in store, and doors off to all First Floor Accommodation.



Bedroom One 13' 5" (to back of wardrobes) x 10' 10" (plus door recess) (4.09m x 3.30m)

Double glazed window to the front, radiator, and fitted wardrobes with sliding doors, hanging rail and storage.

Bedroom Two 11' 9" (max) x 9' 7" (max) (3.58m x 2.92m)

Double glazed window to the rear and radiator.

Bedroom Three (L-shaped) 9' 3" (max) x 6' 9" (plus storage cupboard) (2.82m x 2.06m)

Double glazed window to the front, and good sized built in store.

Shower Room 8' 3" x 5' 6" (2.51m x 1.68m)

2 Double glazed windows to the rear, heated towel rail and suite comprising :- Low level flush wc, pedestal wash handbasin, and shower cubicle with shower and tiling to the walls.

Outside

Front

Drive providing off road parking, and lawn foregarden.

Garage 16' 0" x 8' 0" (4.87m x 2.44m)

Up and over door.

Rear Garden

Useful outbuilding/store with power, pleasant low maintenance rear garden having decking area, artificial lawn, rear patio and access to shared side entry.

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.

The floor plan shows a rectangular layout. At the top is a purple-shaded area labeled 'Conservatory' with a decorative, wavy border. Below it is a large green-shaded area labeled 'Dining Kitchen' which includes a sink and stove icon. To the left of the Dining Kitchen is a pink-shaded area labeled 'Hall' containing a staircase. To the right of the Hall is a large orange-shaded area labeled 'Lounge'. The entire plan is enclosed in a thick black border.

Shower Room

Store

Landing

Bedroom 2

Bedroom 1

Bedroom 3



Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68	68	
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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