



humberstones
homes

94 NORMAN ROAD, SMETHWICK, WEST MIDLANDS, B67 5PT
£175,000





LOCATION

The property is situated within this popular, convenient neighbourhood and is handy for local shopping facilities, amenities and schools, whilst Warley Woods/Golf Course is just a short distance away. Local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Bleakhouse Road, turn right at the traffic lights into Broadway, proceed straight on at the island into Norman Road, straight on at the next island and continue along Norman Road where the property is situated a distance along on the right hand side.

DESCRIPTION

This is a well presented and thoughtfully improved 3 bedroomed mid terrace family home which offers an ideal opportunity for first time buyers. Set within this popular neighbourhood, the property briefly comprises the following accommodation :- On the ground floor is an entrance hall, spacious lounge, fitted kitchen (with oven/hob), utility area and downstairs shower/wet room having wc. First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. Part double glazed and gas radiator heating. EPC rating tbc.

Entrance Hall

Staircase rising to the first floor and door leads through to :-

Lounge

Double glazed bay window to the front, radiator, fireplace with hearth, useful understair storage cupboard, and door leads to :-

Fitted Kitchen

Single glazed window to the rear, base units, work surface areas, wall cupboards, single drainer sink, integral oven and hob, integrated fridge, sliding patio door onto the rear garden.

Utility/Store

Work surface area, integrated freezer, central heating boiler and folding door leads to :-

Downstairs Shower/Wet Room

Single glazed window, shower, wc, wash handbasin, heated towel rail and complimentary tiling to the walls.

First Floor Landing

Loft access and doors off to all First Floor Accommodation :-

Bedroom One

Double glazed window to the rear, and radiator.

Bedroom Two

Single glazed window to the front providing pleasant outlook. Radiator.

Bedroom Three

Single glazed window to the front, storage cupboard and radiator.

Bathroom

Single glazed window to the rear, heated towel rail and suite comprising :- Bath with shower over, wc, and wash handbasin.

Outside

Front

Foregarden leading to the accommodation

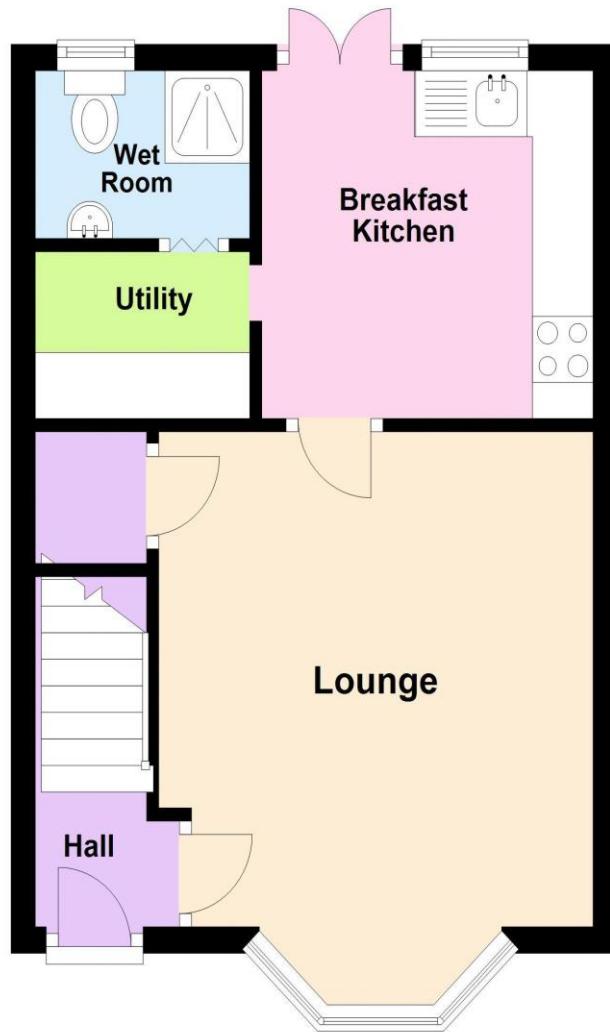
Rear Garden

Pleasant rear garden with patio, lawn, decking area, large garden shed/store, 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.

Ground Floor



First Floor



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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