



humberstones
homes

19 BELMONT ROAD, SMETHWICK, WEST MIDLANDS, B66 4EL
£175,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for all local shopping facilities and amenities available 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 Bearwood Road into Belmont Road and is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This spacious and thoughtfully improved 3 bedroomed mid terrace home in popular location, is convenient for Bearwood Town Centre and provides the following accommodation :- On the ground floor is a porch, spacious through lounge/dining area, inner hall, fitted kitchen, rear vestibule area, downstairs bathroom and separate WC. First floor offers 3 bedrooms and outside is a pleasant rear garden. Double glazing and gas radiator heating. EPC rating D.

Porch

Front door leads to :-

Through Lounge/Dining Area 24' 7''(into bay) x 12' 10''(max) (7.49m x 3.91m)

Double glazed bay window to the front, 2 radiators, attractive feature fireplace with hearth housing inset coal effect living flame fire, double glazed double opening doors to the rear, and door leads through to :-

Inner Hall

Staircase rising to the first floor, useful understair storage cupboard and doorway leads to :-

Fitted Kitchen 10' 4'' x 7' 4'' (3.15m x 2.23m)

Double glazed window to the side, radiator, base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, and door leads to :-

Rear Vestibule Area

Single glazed door to the side providing access to the rear garden, and doors off to :-

Bathroom 7' 2''(max) x 6' 3''(max) (2.18m x 1.90m)

Double glazed window to the side, heated towel rail, and suite comprising :- bath with shower over, wash handbasin and complimentary tiling to the walls.

Separate WC

Low level flush WC.

First Floor Landing

Radiator, and doors off to all First Floor Accommodation

Bedroom One 14' 10''(max) x 11' 2'' (4.52m x 3.40m)

Double glazed window to the front, radiator, and fitted wardrobe.

Bedroom Two 11' 11''(max) x 11' 4'' (3.63m x 3.45m)

Double glazed window to the rear and radiator.

Bedroom Three 10' 4''(max) x 7' 5'' (3.15m x 2.26m)

Double glazed window to the rear, radiator and central heating boiler.

Outside

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden comprising :- Patio, lawn area and access to shared side entry.

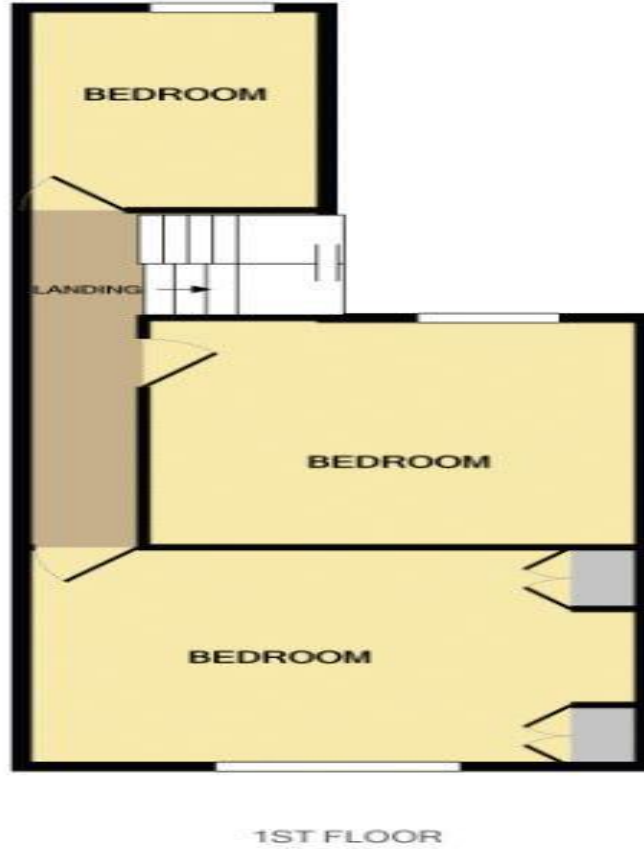
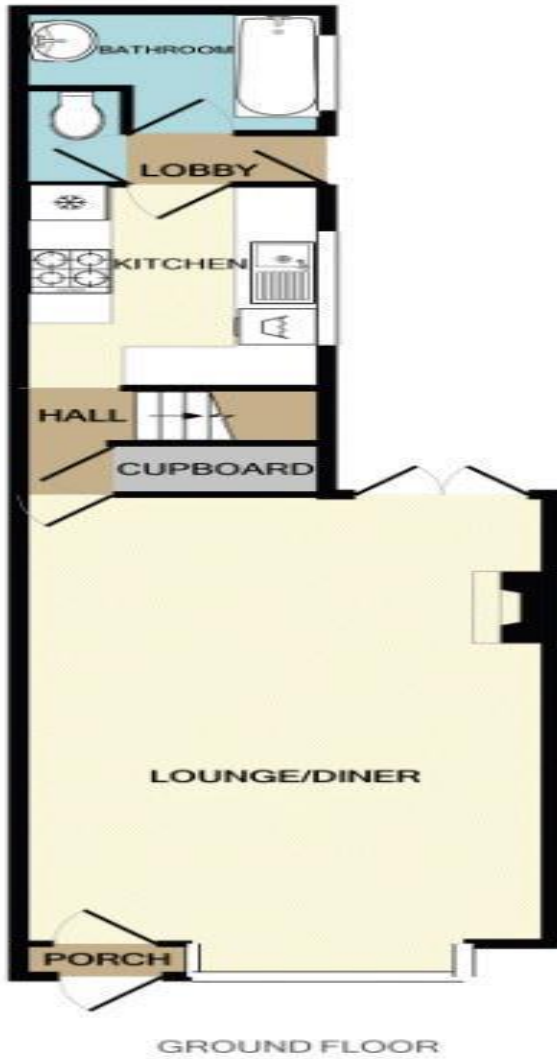
Property related services

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.

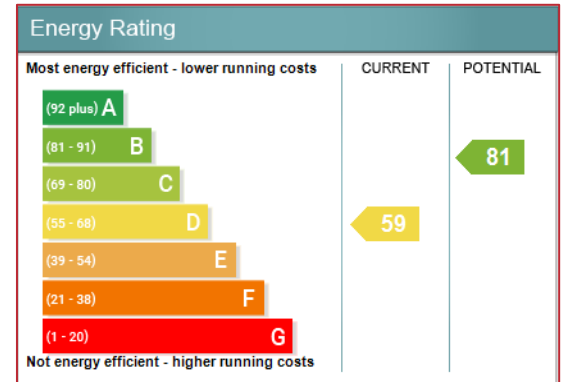
Tenure

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.





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 not 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.
Made with Metropix ©2020



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



