



**humberstones**  
homes

116 GALTON ROAD, BEARWOOD, WEST MIDLANDS, B67 5JS

**£225,000**







### LOCATION

Galton Road is a very popular residential road in central Bearwood location, and the property is handy for all local shopping facilities and amenities available within Bearwood Town Centre and local schools, whilst BOTH Lightwoods Park and Warley Woods/Golf Course are just a short distance away. Easy access to Hagley Road enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Lightwoods Hill into Galton Road and is situated a distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This extremely spacious and superbly presented 3 bedroomed mid terrace home offers many character features, set within this popular location and briefly comprising the following accommodation : \_ On the ground floor is an entrance hall, spacious through lounge/dining area, and fitted kitchen (with integral oven/hob and integrated dishwasher). First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. DOUBLE GLAZING and RADIATOR HEATING. EPC rating tbc.

#### Entrance Hall

Radiator, staircase with handrail rising to the first floor, and door leads through to :-

**Through Lounge/Dining Area 26' 8" (max overall and into bay) x 10' 6" (max) (8.12m x 3.20m)**

Comprising :-

#### Lounge Area

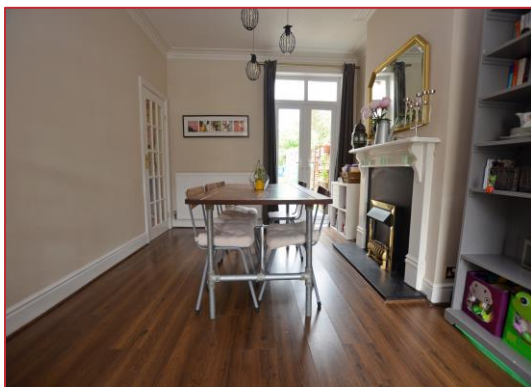
Double glazed bay window to the front, radiator, ornate coving and opening through to :-

#### Dining Area

Double glazed double opening doors to the rear, radiator, and attractive feature fire surround.

**Fitted Kitchen 15' 10" (plus recess) x 8' 0" (4.82m x 2.44m)**

Double glazed window to the side, and double glazed window to the rear providing pleasant outlook over rear garden, radiator, base units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, integrated dishwasher, and double glazed door to the side providing access to the rear garden. Useful understair storage cupboard.



### First Floor Landing

Built in store/Airing cupboard and doors off to all First Floor Accommodation :-

**Bedroom One 14' 3" (into bay) x 14' 0" (to back of wardrobe) (4.34m x 4.26m)**

Double glazed bay window to the front, radiator, attractive traditional style feature fireplace, and fitted wardrobes with hanging rail and storage.

**Bedroom Two 12' 4" x 8' 5" (max) (3.76m x 2.56m)**

Double glazed window to the rear, radiator and traditional style feature fireplace.

**Bedroom Three 7' 8" (into recess) x 6' 8" (2.34m x 2.03m)**

Double glazed window to the rear and radiator.

**Bathroom 9' 0" (max) x 5' 3" (max) (2.74m x 1.60m)**

2 Double glazed windows to the side, radiator, and suite comprising :- Corner bath with shower over, pedestal wash handbasin, low level flush wc, and complimentary riling to the walls.

### Outside

#### Front

Small foregarden with pathway leading to the accommodation.

#### Rear Garden

Pleasant rear garden with patio, decking area, outbuilding to include store and wc, lawn area, pathway and shrub border. Further garden area at the rear.

### 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.





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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