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homes

31 PARK ROAD, BEARWOOD, WEST MIDLANDS, B67 5HP

£210,000





LOCATION

The property occupies a pleasant position within this popular, sought after part of Bearwood and Lightwoods Park is close by with the recently renovated Lightwoods House a particular feature and Warley Woods/Golf Course is easily accessible. All local shopping facilities available within Bearwood Town Centre are just a short distance away, whilst Hagley Road enables commuting into Birmingham City Centre, and further to the surrounding areas. The property can be located turning off Lightwoods Hill into Park Road and is then situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious and very well presented 2 bedroomed mid terrace home occupying a pleasant position within this popular, sought after part of Bearwood and is close to Lightwoods Park. The property briefly comprises the following accommodation :- On the ground floor is an entrance porch, dining room opening through to spacious lounge area, fitted kitchen (with oven/hob), and utility/store. First floor provides 2 double bedrooms and re-fitted bathroom. Outside is a pleasant rear garden. Majority Double glazed and gas central heating. EPC rating D.

Porch

Front door leading through to :-

Through Lounge/Dining Area 25' 2'' (Max overall and into bay)

Comprising :-

Dining Area 12' 5'' (into bay) x 11' 8'' (max) (3.78m x 3.55m)

Double glazed bay window to the front, radiator, fitted window seat and opening through to :-

Lounge Area 12' 0'' (max) x 11' 9'' (max) (3.65m x 3.58m)

Radiator, attractive feature fire surround, double glazed double opening doors to the rear, and further door leads to :-

Inner Vestibule Area

Radiator, staircase rising to the First Floor, useful understair storage cupboard and opening through to :-



Fitted Kitchen 10' 3'' (max) x 6' 4'' (3.12m x 1.93m)

Double glazed window to the side, base units, work surface area, 1 double wall cupboard, 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 folding door leads to :-

Utility/Store 14' 6'' (max) x 4' 7'' (4.42m x 1.40m)

Single glazed window to the side, and door to the rear garden.

First Floor Landing

Double glazed window to the side, loft access, radiator and doors off to all First Floor Accommodation.

Bedroom One 11' 10'' (to back of wardrobe) x 11' 2'' (3.60m x 3.40m)

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

Bedroom Two 12' 5'' x 8' 10'' (max) (3.78m x 2.69m)

Double glazed window to the rear. Radiator.

Re-Fitted Bathroom 10' 5'' (max) x 6' 5'' (max) (3.17m x 1.95m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc, complimentary tiling to the walls and storage cupboard housing the central heating boiler.

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, pathway and garden store.

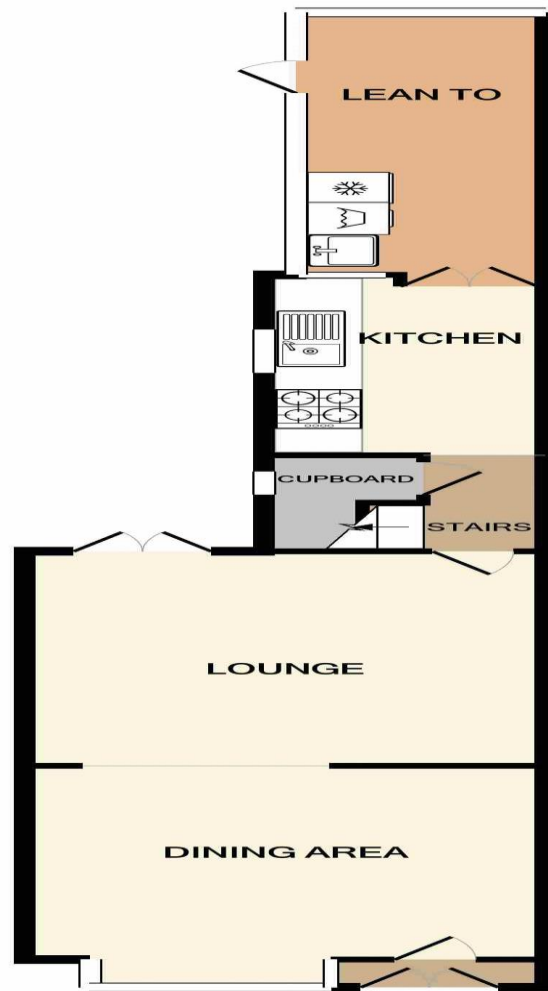
Tenure

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.

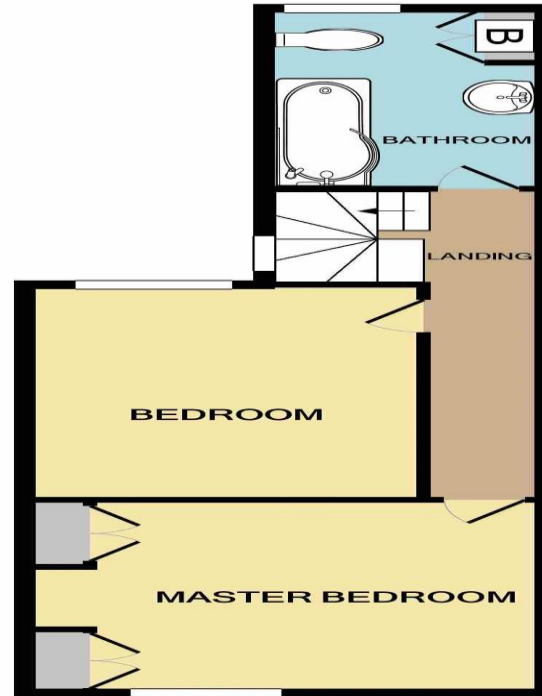
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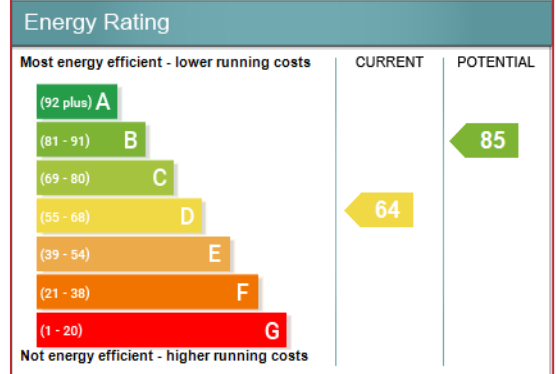


GROUND FLOOR



1ST FLOOR

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 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
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