



**humberstones**  
homes

80 SLATCH HOUSE ROAD, SMETHWICK, WEST MIDLANDS, B67 5QB  
**Offers in Excess of £160,000**







### LOCATION

Slatch House Road is situated within the Smethwick area and is close to Warley Woods/Golf Course, whilst all local shopping facilities and amenities within Bearwood Town Centre are just a short distance away. The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Abbey Road into Alexander Road, first right into Slatch House Road and is situated a short distance along on the right hand side.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 3 bedroom end terrace home in popular location close to WARLEY WOODS, offering the following accommodation :- On the ground floor is an entrance hall, lounge, spacious breakfast kitchen and downstairs wc. First floor providing 3 bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and Gas radiator heating. EPC rating D.

#### Entrance Hall

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

#### Lounge 14' 0"(into recess) x 12' 0"(max) (4.26m x 3.65m)

Double glazed window to the front, radiator and door leads through to :-

#### Breakfast Kitchen 14' 0"(max) x 10' 0"(max) (4.26m x 3.05m)

Double glazed window to the rear, radiator, base units, work surface area, 1 x double and 1 x single wall cupboard, one and a half bowl single drainer sink with mixer tap, electric cooker point and cooker hood above, complimentary tiling to the walls, and doors off to :-

#### Good Sized Walk In Store

#### Rear Vestibule Area

Single glazed door to the rear garden and folding door to :-

#### Downstairs WC

Double glazed window to the rear, electric heater and WC.

#### First Floor Landing

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



#### Bedroom One 12' 0"(max) x 8' 6"(plus recess) (3.65m x 2.59m)

Double glazed window to the front and radiator.

#### Bedroom Two 9' 11"(max) x 9' 5"(plus recess) (3.02m x 2.87m)

Double glazed window to the rear. Radiator.

#### Bedroom Three (L-Shaped) 8' 9"(max) x 8' 4"(max) (2.66m x 2.54m)

Double glazed window to the front, radiator, and built in storage cupboard.

#### Bathroom 7' 4"(max) x 6' 8"(max) (2.23m x 2.03m)

Double glazed window to the rear, radiator, wc, wash handbasin, and walk in bath.

### Outside

#### Front

Foregarden and pathway leading to the accommodation.

#### Rear Garden

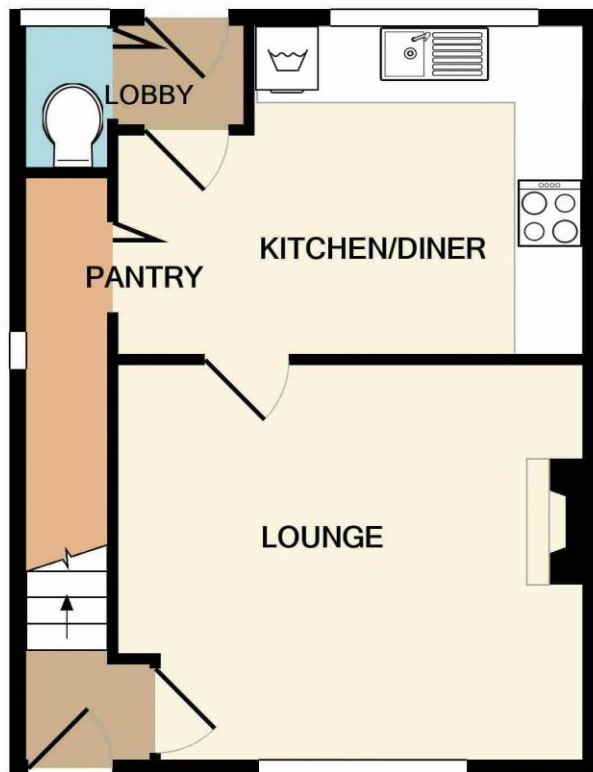
Pleasant rear garden with patio, stone chippings area, slab patio, small lawn, shrubbed border, side access gate.

### Tenure

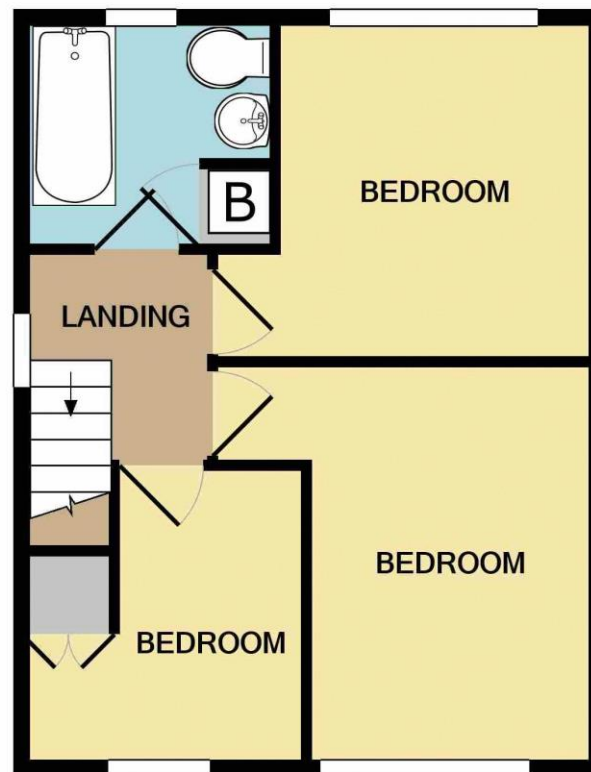
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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



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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