



humberstones
homes

11A SLATCH HOUSE ROAD, SMETHWICK, WEST MIDLANDS, B67 5QD
£165,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities/facilities and Warley Woods/Golf Course, whilst the local major road network enables commuting to the surrounding areas. The property can be located travelling along Abbey Road, turn into Alexander Road, and first right into Slatch House Road where the property is situated a distance along on the left hand side.

DESCRIPTION

This is a good sized, extended, 3/4 bedroomed end terrace home, convenient for Warley Woods/Golf course, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, lounge, kitchen, utility, dining room/potential bedroom 4 and shower/wet room. First floor provides 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 through to :-

Lounge 14' 0" (into recess) x 11' 11" (max) (4.26m x 3.63m)

Double glazed window to the front, radiator, sliding door to Dining Room/Potential Bed 4 and further door to :-

Utility 9' 9" x 6' 6" (2.97m x 1.98m)

Radiator, work surface area, single wall cupboard, plumbing for automatic washing machine and doorway leads through to :-

Kitchen 10' 5" x 7' 5" (3.17m x 2.26m)

Radiator, base units, work surface area, single drainer sink with mixer tap, gas cooker point, double glazed sliding patio door onto the rear garden and doorway leads through to :-

Rear Vestibule Area

Door to the side providing access to the rear garden, door to Shower/Wet Room, and further door off to :-

Dining Room/Potential Bed 4 10' 1" x 9' 11" (plus storage recess) (3.07m x 3.02m)

Double glazed window to the side, radiator, useful storage recess and sliding door to Lounge.

Shower/Wet Room 7' 2" x 6' 1" (2.18m x 1.85m)

Double glazed window to the rear, radiator, low level flush wc, wash hand basin, shower fitment and complimentary tiling to the walls.

First Floor Landing

Double glazed window to the side, and doors off to all First Floor accommodation.

Bedroom One 10' 0" (max) x 8' 10" (plus door recess) (3.05m x 2.69m)

Double glazed window to the rear, and radiator.

Bedroom Two 11' 11" (max) x 8' 6" (plus door recess) (3.63m x 2.59m)

Double glazed window to the front and radiator.

Bedroom Three (L-shaped) 8' 8" (max) x 8' 4" (max) (2.64m x 2.54m)

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

Bathroom 7' 10" (into recess) x 6' 10" (max) (2.39m x 2.08m)

Double glazed window to the rear, radiator, and suite comprising :- Bath with shower over, wash hand basin, wc, and built in storage cupboard housing the Central heating boiler.

Outside

Front

Drive providing off road parking and leading to the accommodation

Rear Garden

Pleasant rear garden comprising :- Patio, outside tap, garden area (with stone chippings), and garden shed.

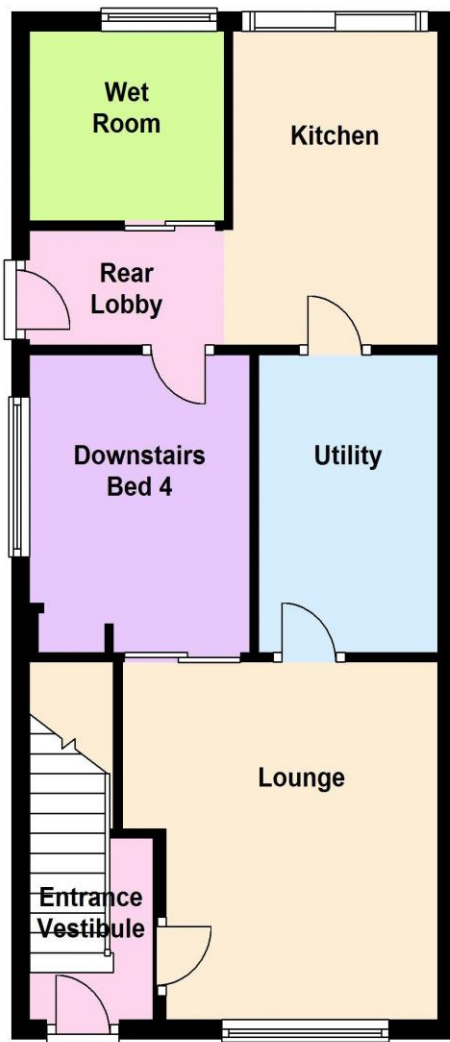
Property Related Services

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.

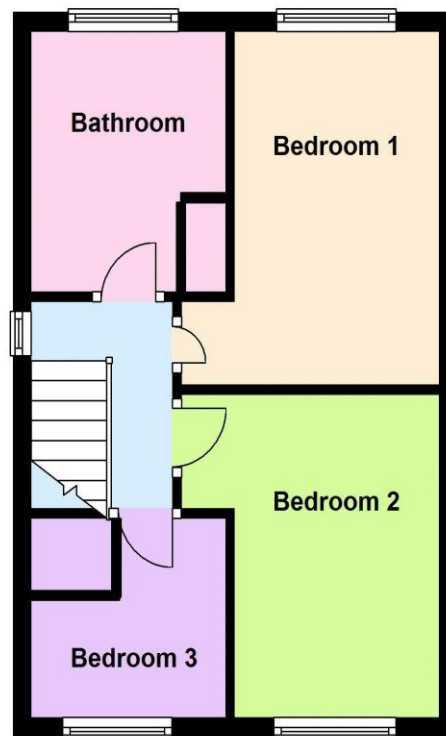
Tenure

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.

Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	60	(55-68) D	57	57
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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